

APPROVED CATERING PERMITS

The Board approved Idaho Liquor Catering Permits for:

- Craft Lounge to be used 4/27/25 for a Whiskey Club release event
- Craft Lounge to be used 5/31/25 for a Silo Saturday event
- Craft Lounge to be used 1/26/25 for a Whiskey Club release event
- Legends Sports Pub & Grill to be used on 2/22/25 for the Tscharanyan wedding
- Legends Sports Pub & Grill to be used on 3/15/25 for the Groesbeck wedding
- Legends Sports Pub & Grill to be used on 3/29/25 for the Henderson wedding

APPROVED PURCHASE ORDERS

The Board approved the following purchase orders:

- Canyon County Sheriff's Office in the amount of \$22,950 for a uniform allowance (PO #6115)
- Absolute Software in the amount of \$15,782.00 for the E911 Advisory Board (PO #6116)

PUBLIC HEARING: APPEAL BY JEFFERY JACKSON AND MATTHEW BALDWIN, REPRESENTED BY WYATT JOHNSON, OF THE APPROVAL OF A PRIVATE ROAD NAME (DUENAS LANE), CASE NO. RD2023-0009-APL

The Board went on the record today at 1:31 p.m. to address take up the matter of the appeal by Jeffery Jackson and Matthew Baldwin, represented by Wyatt Johnson, of the approval of a private name (Duenas Lane), Case No. RD2023-0009-APL. Present were: Commissioners Leslie Van Beek and Brad Holton (who arrived shortly after the start of this meeting), Deputy PA Zach Wesley, and Deputy Clerk Monica Reeves. Deputy PA Wesley said he has been in communication through DSD with the representatives of the appellants as well as the original applicant, and he believes there will be a resolution in place to change the name of the street to a name that is agreeable between all of the property owners in the area, but they are still working out some details and so he asked for the matter to be set to a date uncertain. If the matter is not resolved it will be brought back to the Board in March or April, but if there is a resolution he will file a stipulation between the parties with the Board and have it sent back to DSD to rename the road. Upon the motion of Commissioner Van Beek and the second by Commissioner Holton, the Board voted unanimously to continue Case No. RD2023-0009-APL to a date uncertain. Upon the motion of Commissioner Holton and the second by Commissioner Van Beek, the Board voted unanimously to adjourn at 1:33 p.m. An audio recording is on file in the Commissioners' Office.



Board of County Commissioners
Hearing Date: January 15, 2025
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: RD2023-0009-APL
APPELLANTS: Jeffery L. Jackson and Matthew Baldwin
APPELLANT REPRESENTATIVE: Wyatt Johnson – Johnson May Law
PROPERTY OWNER: Jose L. Duenas

APPLICATION: Appeal of a Private Road Name

LOCATION: Approximately 350 feet south of 26305 Pioneer Lane, also referenced as a portion of the SW quarter of Section 23, T5N, R6W, BM, Canyon County, Idaho.
Parcel R26179011C (approximately 8.26 acres)

ANALYST: Madelyn Vander Veen, Associate Planner
REVIEWED BY: Dan Lister, Principle Planner

DIRECTOR’S DECISION: Approval with Conditions

SUMMARY:

The appellants are appealing the approval of a private road name (Duenas Lane). The easement is located off of Pioneer Lane, a public road. The private road name was approved by the Director of the Development Services Department on November 7, 2023 jointly with an Administrative Land Division (Exhibit I).

The Director’s Decision dated November 7, 2023, and all supporting material are contained in Exhibit I. Any additional agency comments received for the subject public hearing may be found in Exhibit IV. Any additional supporting documentation provided by the applicant to be considered by the Board of County Commissioners may be found in Exhibit V. For this Board of County Commissioners hearing, notice was posted on the property and in the newspaper. Mailed notices were sent to property owners along the private road. No public comments were received.

BACKGROUND:

The private road name was initially approved jointly with an Administrative Land Division case (AD2023-0063). The request was to divide parcel R26179011C (containing two original parcels due to being platted as Roswell Park Fruit Tracts in 1910) into four (4) parcels. The parcel is a part of Roswell Part Fruit Tracts (Lots 7 and 8 of Block 22; Exhibit VII) and already had an easement and Road Users’ Maintenance Agreement (which can be found in Exhibit VI) in place with the parcels to the south (R26179011 and R26179011F) which are also lots in the subdivision. Since a private road name is required once three (3) or more dwellings use an easement per county code section 06-05-13 and 06-05-11(3)B, the applicant opted to add the private road name application to the land division application. A private road name application is often included with Administrative Land Division applications, although it is not required until Certificate of Occupancy for the third dwelling on the road.

There is an area on the private road name application for all road users to sign in agreement of the application and acknowledge that their addresses will change. However, county code does not require that all road users approve of a private road name since it is a matter of public safety. In fact, in some cases, the Director can name roads with no input from road users if necessary (06-05-13(12)). The applicant's representative stated to Development Services staff that he had attempted to collect the signatures and was unable to. Therefore, staff accepted the application without signatures from property owners of R26179011 and R26179011F as recommended by the Director.

The application was then processed and approved since it was found to comply with code sections 07-18-07 (Administrative Division in Agricultural Zones), 07-10-03 (Private Road and Driveway Requirements), and 06-05-13 (Street Names). County code requires a public hearing for changes to road name but for the first time a private road is named, it is a Director's Decision.

After approval of the request, property owners of parcels R26179011 and R26179011F came to the office to appeal the private road name approval and request an extension on the address change. The address change was extended as requested, which is why at this time, the two existing residences are still addressed off of Pioneer Lane (the public road) instead of Duenas Lane.

APPLICABLE CODE:

06-05-03: DEFINITIONS:

PRIVATE ROAD: A privately owned and maintained access road providing vehicular and pedestrian access to more than two (2) permanent residences.

06-06-09: DIRECTOR:

(2) B. All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County.

06-05-11: REQUIRED APPROVALS:

Approval shall be obtained from the Director, according to provisions and requirements of this chapter for:

(1) The right to use a street or private road name, its accompanying street designation and right to install a sign for a street.

(2) An address number for a residence, business, industry, structure or property including site addresses.

(3) Proposed street and private road names for:

A. New subdivisions.

B. Proposed new private roads.

C. New streets or realignment of old streets by districts or ITD. (Ord. 11-008, 5-23-2011)

06-05-13: STREET NAMES:

See Code Analysis below.

06-05-23: VARIANCES AND APPEALS:

(1) Appeals: Any person(s), firm, or corporation may appeal a decision of the director. Such an appeal must be filed within fifteen (15) calendar days of the director's decision being appealed.

A. A notice of appeal shall be submitted to development services in writing together with the filing fee.

B. The applicant must state the reasons why the director's decision should be overturned and the burden of proof is on the applicant to show that approval will not cause an adverse effect to the health, safety and welfare of the community. In granting an appeal the board may impose any necessary conditions.

C. Appeals shall be submitted and processed in accordance with the procedures outlined in chapter 7, article 5 of this code.

(2) Variances: The standards and requirements of these regulations may be modified or varied by the board if public interest is still served and when the enforcement of the rules will result in extraordinary hardship for those affected.

A. An applicant for such a variance must state the extraordinary hardship caused by the regulations and prove said approval will not cause an adverse effect to the public health, safety and welfare of the community. In granting any variance or modification, the board may impose any conditions necessary, in order to secure substantial compliance with the general principles of this chapter.

B. Variance application shall be submitted and processed in accordance with the procedures outlined in chapter 7, article 8 of this code. (Ord. 11-008, 5-23-2011)

CODE ANALYSIS:

STREET NAMES (06-05-13): The naming or renaming of streets or private roads in the County shall be subject to the following standards:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	06-05-13(1)	There shall be no duplication of street names by sound or spelling within Canyon County including within the incorporated areas.
			Staff Analysis	"Duenas Lane" is not duplicated by sound or spelling within Canyon County including within the incorporated areas (Exhibit II).
☒	☐	☐	06-05-13(2)	Differentiation of street names shall not be by the addition of a street designation such as road, street, avenue, lane, etc. A. No street designations shall be used other than the one that is approved by the County.
			Staff Analysis	"Duenas" is not duplicated by sound or spelling regardless of the street designation (Exhibit II).
☐	☐	☒	06-05-13(3)	Where the proposed street is on the alignment and continuation of the existing street, or where the street is on the same alignment but not linked to an existing street, the name of the existing street shall be applied; provided, there are not natural barriers such as lake, river, interstate, highway, etc., in which case the name may be changed. This standard shall apply to public and private roads. A. A proposed street or private road shall be considered in general alignment with an existing street or private road, if the centerline of the proposed street or private road is no farther than one hundred feet (100') from centerline of an existing street or private road.

				B. Where a proposed street or private road connects or aligns with two (2) differently named streets, the director shall decide the name to be used, giving consideration to the length, road classifications, and number of residents affected. C. A proposed street or private road which aligns with an existing street or private road should carry the correct street designation even though the existing street designation may be incorrect.
			Staff Analysis	The proposed street is not on the alignment of an existing street (Exhibit II).
☐	☐	☒	06-05-13(4)	If a street makes a very obvious change in direction, a new street name may be assigned.
			Staff Analysis	The street is straight (Exhibit II aerial image).
☐	☐	☒	06-05-13(5)	Both portions of an "L" shaped street shall carry the same name if either leg is one hundred feet (100') or less in length; all others shall carry two (2) names.
			Staff Analysis	Not applicable; the street is straight (Exhibit II aerial image).
☒	☐	☐	06-05-13(6)	A cul-de-sac that has an overall length of more than one hundred feet (100') (as measured from the centerline of the principal street to the point of radius) shall carry a new name, and must be named in accordance with the provisions herein. A. A cul-de-sac that has an overall length of one hundred feet (100') or less shall carry the same name and the same designation as the street from which it emerges.
			Staff Analysis	The street is longer than one hundred feet (100') and therefore must carry a new name (Exhibit II aerial image).
☐	☐	☒	06-05-13(7)	Street names for a proposed subdivision shall be shown on the preliminary plat and approved prior to the filing of the final plat in accordance with the provisions of this article and: A. No plats shall be approved until all provisions of this article have been complied with; B. Applicants shall erect street name signs at their own expense, in accordance with the county standards.
			Staff Analysis	The street name is not for a proposed subdivision; it is an administrative land division within an existing subdivision which was platted in 1910 (Exhibit I and VII).
☒	☐	☐	06-05-13(8)	All new road/street designations shall adhere to the following: A. Avenue: A north-south street generally running in a straight line. B. Boulevard: A major roadway that may meander or run in any direction. The use of these terms must be approved by the director. C. Circle or loop: Short streets which return to themselves or begin and end in the same street. D. Court: An east-west cul-de-sac. E. Lane: A private road. F. Place: A north-south cul-de-sac. G. Drive: A street generally meandering in an east-west direction.

				H. Road: A designated street which extends through urban and rural areas. I. Street: May run generally in an east-west direction. J. Way: A street generally meandering in a north-south direction.
			Staff Analysis	The proposed street is a private road, and therefore has the "Lane" designation (Exhibit II).
☒	☐	☐	06-05-13(9)	No streets and/or private roads should begin with the prefix north, south, east or west and shall not be used as a differentiation between new street names.
			Staff Analysis	"Duenas Lane" does not begin with the prefix north, south, east or west (Exhibit II).
☐	☐	☒	06-05-13(10)	In determining street names along Base Line Road: When a north-south running street exists along Base Line Road, that portion of roadway south of Base Line Road shall carry the suffix "South" after its proper designation when there is a continuation of that roadway north of Base Line Road. This may include renaming existing roadways that do not meet this standard.
			Staff Analysis	Not applicable; the proposed street is not along Base Line Road.
☐	☐	☒	06-05-13(11)	Changing an existing street or private road name requires a public hearing by the board and an affirmative action by the board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.
			Staff Analysis	The easement was not named prior to case RD2023-0009.
☐	☐	☒	06-05-13(12)	Where there is an existing unnamed street providing access to more than two (2) permanent residences and it is determined by the director that such creates erroneous, ambiguous and/or confusing circumstances or when additional residences are added to such a street the director may assign a new road name and addresses. This provision shall apply to public and private roadways.
			Staff Analysis	The existing easement currently provides access to no more than two (2) permanent residences (Exhibit II).
☒	☐	☐	06-05-13(13)	Words that are difficult to spell or pronounce are generally prohibited. The director may reject a street name if the street name is found to be vulgar, rude or offensive. A street name shall not contain punctuation. If the parties who have the legal right to utilize the road cannot agree on a name, development services department will take suggestions from all parties and make the final decision and approval. (Ord. 11-008, 5-23-2011; amd. Ord. 21-019, 8-3-2021)
			Staff Analysis	"Duenas Lane" is found to be not difficult to spell or pronounce and not vulgar, rude, or offensive (Exhibit II). It does not contain punctuation. The parties having a legal right to utilize the road did not make any road name suggestions and the applicant stated that they had been contacted. The appeal letters (Exhibit III) and supplemental letter (Exhibit V) from the appellants and their representative do not refer to disagreement regarding the actual name of the road.

EXHIBITS:

- I. Director's Decision Dated: November 7, 2023
- II. Development Services Department GIS Division Approval Dated: November 14, 2023
- III. Appeal Letters
- IV. Agency Comments Received by: January 6, 2025
 - a. Notus-Parma Highway District; Received: August 9, 2023
 - b. Department of Environmental Quality; Received: December 27, 2024
 - c. Development Services Department GIS Division; Received: January 6, 2025
- V. Supplemental Letter from Lauren Bouvia of Johnson May Law; Received: January 6, 2025
- VI. Administrative Land Division and Private Road application (AD2023-0063 and RD2023-0009)
- VII. Roswell Fruit Park Tract

EXHIBIT I

Director's Decision Dated: November 7, 2023

Board of County Commissioners

Case# RD2023-0009-APL

Hearing date: January 15, 2025



Director's Decision - AD2023-0063

Canyon County Code of Ordinances
§07-18-07 & §07-10-03

2023-035865

RECORDED

11/07/2023 01:13 PM



CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 LBERG

\$13.00

MISC

JOSE DUENAS SANCHEZ

Case Number: **AD2023-0063/RD2023-0009**

Parcel #'s: **R26179011C**

Property Owner/Applicant(s): Jose L Dueñas Sanchez

Request: The applicants are requesting an administrative land division of parcel R26179011C. The result of the division creates four (4) parcels from the approximately 8.26 acres. The parcels are zoned "A" (Agricultural).

Property History: The subject parcel contains two original parcels, Lots 7 and 8 Block 22 of Roswell Park Fruit Tract (CCZO §07-02-03).

Finding CCZO §07-18-07: The request is consistent with CCZO §07-18-07, as follows:

- The request is consistent with the minimum lot size and number of divisions allowed within an "A" zone. The request creates no more than two (2) residential parcels greater than the minimum lots size requirement for each original parcel.
- Based on contour maps, the property may contain slopes greater than 15%. Development in areas with slopes greater than 15% is subject to hillside development requirements. See Condition 6.
- Development shall either use water rights from Riverside Project Board of Control or 0.5 acre from the domestic well in accordance with Idaho Law 42-111(a).
- Notus-Parma Highway District and Parma Fire District were noticed on August 9, 2023. Notus-Parma Highway District sent a comment stating that any new approaches must meet current highway district standards and conditions. No comment was received from Parma Fire District.
- There are no known code violations or previous conditions on the property.
- The parcel shall be divided in compliance with Instrument No. 2023-020349. The subject parcel shall be divided as follows:

Parcel 1: Approx. 2.066 acres w/ residential building permit available

Parcel 2: Approx. 2.065 acres w/ residential building permit available

Parcel 3: Approx. 2.064 acres w/ residential building permit available

Parcel 4: Approx. 2.063 acres w/ residential building permit available

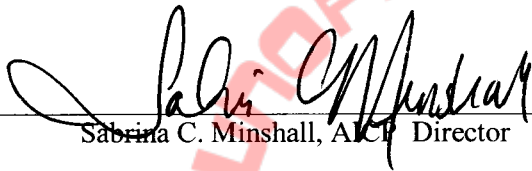
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Finding – Private Road Name: The proposed road names, "Duenas Lane" is in substantial conformance with Canyon County Code Section 06-05-13. "Duenas Lane" is not duplicated by sound or spelling within Canyon County. As conditioned, the private road shall meet all minimum construction standard (CCZO §07-10-03(3)) and a private road signage must be installed in accordance with the highway district standards. The easement has an existing Road Users' Maintenance Agreement in accordance with CCZO §07-10-03(1)B3 (Instrument No. 2000-09324).

Decision: The application to complete the described administrative land division in accordance with CCZO §07-18-13 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit, Notus-Parma Highway District requires an approach permit. Any new approaches on to Pioneer Lane must meet current highway district standards and conditions.
4. Prior to issuing a building permit, Parma Fire District review and approval is required.
5. Prior to issuing a certificate of occupancy, the private road shall meet all minimum construction standard (CCZO §07-10-03(3)) and a private road signage must be installed in accordance with the highway district standards.
6. An engineered grading and drainage plan for any development (grading, road construction and structures) on slopes greater than 15% shall be submitted prior to building issuance in compliance with CCZO Section 07-17-33(1)C, D & E. Applicable regulations and standards of the stated code shall be determined by the County Engineer and the plan shall be reviewed and approved by the County Engineer. Any review fees shall be paid by the applicant prior to building permit issuance.
7. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.



Sabrina C. Minshall, AICP Director

11/7/23

Date

State of Idaho)
County of Canyon County)

SS

On this 7th day of November, in the year of 2023, before me Pamela Dilbeck, a notary public, personally appeared Sabrina Minshall, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

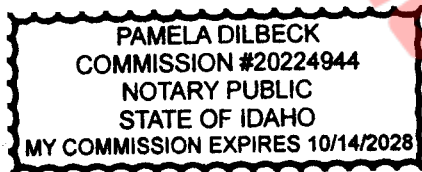


EXHIBIT II

**Development Services Department GIS Division Approval Dated: November 14,
2023**

Board of County Commissioners

Case# RD2023-0009-APL

Hearing date: January 15, 2025

APPROVAL FOR PRIVATE ROAD NAME

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



Addressing Ordinance § 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicants(s): Jose Luis Duenas Date: 11/14/2023

26305 Pioneer Ln Parma, ID 83660
Applicant Mailing Street Address City/State Zip

Location of Private Road: Pioneer Ln & Marker Rd

Two Nearest Cross Streets of Property Site Address

YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:

Duenas Ln

Case No. RD2023-0009

The following addresses will be changed accordingly because of the new Private Road Name:

Old Address:

New Address:

26241 Pioneer Ln (R26179011)

31679 Duenas Ln (R26179011)

26245 Pioneer Ln (R26179011F)

31933 Duenas Ln (R26179011F)

Road name approved by:

A handwritten signature in black ink, appearing to read "C. Lopez Higgins".

Date:

11/14/2023

The Applicant is responsible for the purchasing of a blue private road sign that meets highway district specifications, and installed according to highway district requirements. Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

Upon verification of the sign installation, this approval will be final, at which time County records will be updated to reflect the new name and if applicable, new addresses. This information will then be provided to emergency service agencies, the post office and various utility companies. **Failure to provide said verification may result in delays in obtaining building permits and/or required inspections.**

.....

Sign Installation verification approved by: _____ Date: _____
Staff Signature

Issuance of a Certificate of Address

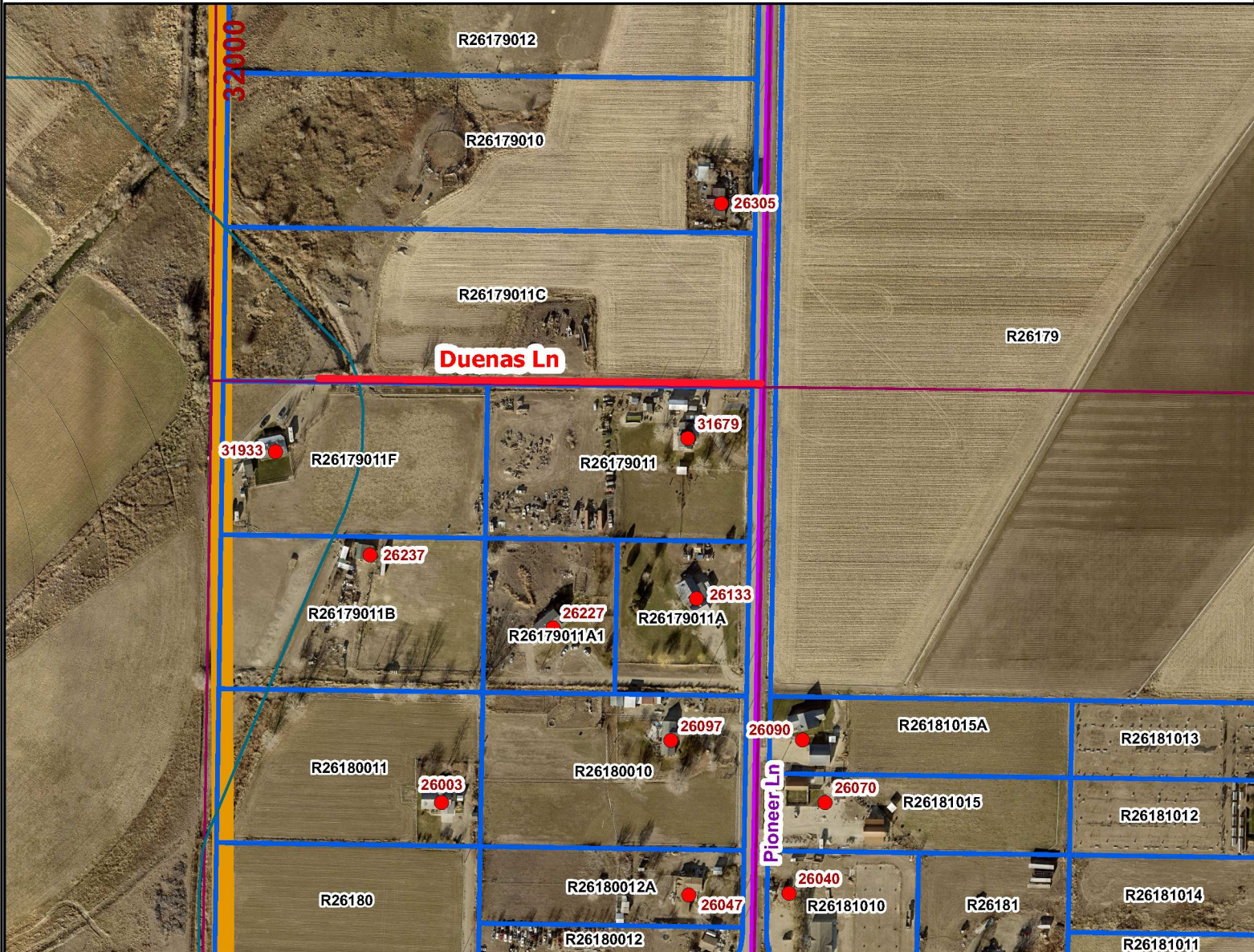
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Duenas Ln
Parma, ID 83660

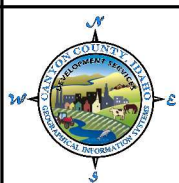
Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

Effective Date: 11/14/2023
Address Issued By: SHuggins



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.



Legend

- Active
- Proposed
- Retired
- Hold
- Caldwell
- City Limits
- Nampa
- Local Road
- Interstate
- Highway

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 2220 2443 49

Certified Mail Fee	\$	\$4.35
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$3.55
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	\$0.630
Total Postage and Fees	\$	\$8.530

Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, Zip+4

Jose Luis Duenas
26305 Pioneer Lane
Parma, ID 83660

Postmark
 Here

PS Form 3800, April 2012 11/14/2023 1:57:13 PM See Reverse for Instructions

Duenas
 RD2023-0009
 R26305

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Maria T ☐ Agent ☒ Addressee B. Received by (Printed Name) Jimenez C. Date of Delivery 11-18 D. Is delivery address different from item 1? ☐ Yes If YES enter delivery address below: ☐ No																
1. Article Addressed to: Jose Luis Duenas 26305 Pioneer Lane Parma, ID 83660	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise																
☐ Collect on Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	
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EXHIBIT III

Appeal Letters

Board of County Commissioners

Case# RD2023-0009-APL

Hearing date: January 15, 2025

Matthew Baldwin
26241 Pioneer Lane
Parma, Idaho 83660

E-mail: [REDACTED]

November 29, 2023

RE: R26179011

To Whom it May Concern:



My name is Matthew Baldwin. My family and I live at 26241 Pioneer Lane, in Parma, Idaho, and have lived here since 2016. After looking at many properties, the home on Pioneer Lane, was exactly what we were looking for. When we found this one, we knew, this is where we wanted to raise our family. It is quiet, we have kind neighbors who are always willing to help, and have the

space to breathe and build a life. We have since started three different small businesses out of our home.

On November 22, 2023, we received a letter dated November 14, 2023 from the Development Services Department informing us a private road ("Duenas Ln") had been approved, and requires our property address to be changed, since our access is now off the said private lane, as Mr. Duenas has plans to subdivide his land. This private lane was approved in a manner wherein all affected parties were notified by demand, rather than proposal.

I come from a family you mind your own business, and treat others the way you would want to be treated. What Mr. Duenas and his family have chosen to do with their land, is their business. While I am not fond of having more neighbors, which is his right to do as he wishes – with his land. However, I believe that it should not be affecting my family. Which now it has due to a demand we have received without public notice or hearing.

We have two access points to get onto our property. The main point of entry is solely on our property off Pioneer Lane, and the secondary point of entry is off the current easement (access road), which is shared with the Duenas Family, as well as the Jackson Family (who has also received the foregoing letter from the Development Services Department). As mentioned above, we have three small business we have started and operate, out of our home and on our property. One of our businesses is an organization called 'Wood for Good Idaho, Inc.'. This organization is a source of income that gives back directly to our community out here in Parma. A portion of the funds are used to ensure under-privileged and under-served youth in our community have the opportunity to play sports, take dual credit classes, and any other extracurricular activities they may not be able to afford. We source this wood in the form of donations from local construction companies that would traditionally dump these left overs into a landfill, or tree companies that would do the same. We bring the wood home and process it on our land (prepare, split and load for delivery to customers by the cord). The access road on this easement in question also assists in our ability to safely access our land from the secondary entry point to process wood for this organization.

Granting this private drive and demanding our address to be changed is not feasible for my family, our businesses, or livelihood, for many reasons. Most important, our multiple businesses are ran out of our home. Updating our business licensing, standing, contact information, etc. is burdensome and unnecessary. Secondly, I recently lost my Father. As his

eldest son, local to Idaho, I am the main executor of his Estate which is being processed through our current address. Updating countless court documentation, etc., to finalize this process is also burdensome and unnecessary. Additionally, filing this appeal is creating an excessive and unnecessary financial expense. Additionally, not only does Mr. Duenas greatly benefit from the private lane being approved, but the maintenance, signage, etc. following its approval is deemed a shared cost by surrounding property owners. Which we have not agreed to.

Mr. Duenas did not properly notify us of the plans to split his land, nor did he properly notify us about turning the easement (access road) into a private lane. If Mr. Duenas wants to split his land into several new parcels, he should consider making a new access road future property owners can utilize in an area that does not affect the already existing land owners adjacent to the current easement/access road.

To add insult to injury, the "notice" received notifying us the private lane had already been approved, was received the day before a national holiday, with an unrealistic appeal deadline of only a week following date of its receipt. We have chosen to forego appealing the split of land, however out of the same respect demanding this easement be granted private access at our own physical and financial expense is no longer an agreement between the three surrounding property owners which include us (the Baldwin's), the Jackson's and Mr. Duenas.

There have never been any issues with maintenance of this easement/access road, as Mr. Jackson and I have always ensured maintenance was up to par. Approving this private lane grants Mr. Duenas the ability to unilaterally nullify the agreement between these three families, and it is not understandable how, without proper notice, this is even legal.

At this time, I would like to appeal the approval of the private lane, and the demand to change our property site address.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Matthew Baldwin', with a large, stylized flourish extending to the right.

Matthew Baldwin

November 27, 2023

Dear Canyon County Planning and Zoning,

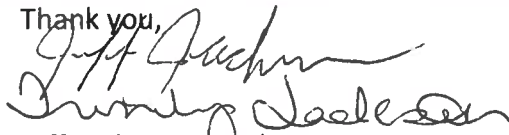
We are writing this letter and appeal in regards to the development of R26179011, and the changing of our driveway to a private lane from 26245 Pioneer Lane to Duenas lane. We, Jeff and Trinity Jackson received a certified letter of our driveway being turned into Duenas Lane Saturday, November 18th. We were completely unaware that someone could go in unannounced and actually take someone's driveway without a sign posted or a hearing. We had no idea that this had taken place until we received a certified letter. I am not sure how a person is supposed to defend a change when they do not even know a change is taking place. Due to being the week of Thanksgiving we were unable to contact anyone to discuss this appeal and/or seek counsel or advise for the appeal date of November 29th. We are sure this was done on purpose as to keep us from making the date of the appeal. We tried contacting real-estate attorneys that were referred to help us walk us thru the process & were unable to make any contact nor have a phone call returned. November 27th, we were able make connections with the front desk of one attorney and were advised that the earliest they could meet with us is December 18th and there is not an attorney that would be able to research the situation to file an appeal by 29th. We are asking before this appeal is decided on that we have the same opportunity Mr. Duenas had with Mr. Baca in seeking a professional for what rights we have in this decision and to be able to make a professional appeal

Furthermore, we are not trying nor did we file for an appeal on the decision of the land development into building lots. Of course this is heartbreaking and honestly scary for us as many of us Idahoans that own animals have had troubles with the new people that are coming in. We have personal experience with this as we had to sell 26040 Pioneer Lane land where we ran Heart 2 Heart Ranch, 501c3, a riding facility for children with disabilities & children with social & emotion trauma. As the piece was developed to the north of the ranch, the new neighbors harassed about noise of the children, animal care, animal noise until we just could not handle the stress of constantly dealing with complaints. When the subdivision was put in diagonal we knew after 12 years we were unable to continue with more people coming in and potential law suit if one of our animals got out. As it stands to our understanding, the people in that subdivision have grouped together to file a lawsuit on issues with their purchase. This is just a new mentality of many coming in and a huge concern for us with more people using our driveway and visual access to our property. But, we do feel as landowners we would not want someone to tell us what do with our property and did not try to appeal that land splitting. However, the current easement is an agreement between the Jacksons, Baldwins, and Mr. Duanas. We believe with the development of his property, that the means of the current easement is no longer valid and therefore there should be a new easement set in place with only the Jacksons and Baldwins. Mr. Duanas should and can build his private lane on his property for the development and financial gain of himself & his property. With the way this

private lane has been set up, not only will the new lots of access to our driveway, they will be coming onto our property/front yard to use the emergency vehicle turnaround. We should not have to deal with the headache of changing our address of 10 years or deal with his new landowners driving up and down our driveway and into our front yard for the financial benefit of Mr. Duanas. In fact, Mr. Duanas had a road beside his home that separated his land right down the middle as an access road. When he leased out his field to Mr. Sorrell to farm, he disced the road under and planted corn. This previous road is exactly where Mr. Duanas would need to develop his property. This whole situation is not only seems unreasonable, but unethical and sly in how it has been handled.

Lastly, for us to financially pay for this appeal, unplanned, this time of year, we defiantly have an emotional response. Please give us the opportunity to have a legal standing, understanding, and logical counter of what this development of 26245 Pioneer Lane driveway to a private lane does to us.

Thank you,



Jeff and Trinity Jackson

November 29, 2023

We just found out from talking to our daughter today that is a United States Merchant Mariner that her Federal clearance application has begun. I will attach the email from LT Dominick A. Vaske Department of Naval Science. If there is an address change it will completely mess up her security clearance. This is a procedure that has been in application for 2 months. This is for her to get her Secret Security Clearance which is a requirement for her to graduate as a Navy Officer. She is in an absolute panic about address change.

From: 2025Jackson, Grace
Sent: Wednesday, November 29, 2023 12:14 PM
To: [REDACTED]
Subject: Fwd: Investigations Open

Get [Outlook for iOS](#)

From: Vaske, LT Dominick [REDACTED]
Sent: Tuesday, November 28, 2023 10:46:37 AM
To: 2025Jackson, Grace [REDACTED]; 2025Bertels, Christopher
[REDACTED]
Subject: Investigations Open

ALCON,

I don't typically update individuals on their clearances based on limited bandwidth, but because you both were diligent and got the SF86s back to me promptly (and because of your unique position Bertels), I wanted to inform both of you, your investigations have started.

This is great news as this means they did not have any issues with your applications. Now you are more likely (but still not guaranteed) to have your investigations completed and clearances granted by the time you need them, pending any extraordinary circumstances.

As always, standing by for any questions.

V/R,

LT DOMINICK A. VASKE
Department of Naval Science – USMMA
Instructor of Naval Science
Submarine Officer
[REDACTED]

edited for
D.PSEC

We are requesting an extension of the address change of 26245 Pioneer Lane Parma, ID 83660 for 4 to 6 months due to the process of impending investigation (for secret service) of our daughter who is a Merchant Mariner for U. States. She has to have her secret service clearance required for graduation to becoming a Navy officer,

11-29-23

Trinity Jackson
Trinity Jackson
Jeff Jackson
Jeff Jackson

26241 PIONEER LN
PARMA ID 83660


MATTHEW BALDWIN

WE ARE REQUESTING AN EXTENSION ^(6 months) ON OUR ADDRESS AS WELL AS WE ARE PROCESSING MY FATHER'S ESTATE AND EVERYTHING INVOLVED IN THE ESTATE EXECUTORSHIP IS BEING PROCESSED THROUGH OUR CURRENT ADDRESS. IN ADDITION WE RUN THREE BUSINESSES FROM OUR ADDRESS.

RECEIVED
NOV 29 2023

BY: Madelyn Vander Veen

EXHIBIT IV

Agency Comments Received by: January 6, 2025

Board of County Commissioners

Case# RD2023-0009-APL

Hearing date: January 15, 2025

Madelyn Vander Veen

From: Lynn Troxel <lynntroxel@nphd.net>
Sent: Wednesday, August 9, 2023 10:49 AM
To: Madelyn Vander Veen
Cc: Genia Watkins
Subject: [External] AD2023-0063

Madelyn,

Please include the following comments from NPHD #2:

- Any new approaches must meet current Highway District standards and conditions.

Best regards,

Lynn Troxel
Director of Highways
Notus-Parma Highway District

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Wednesday, August 9, 2023 9:30 AM
To: Genia Watkins <gwatkins@nphd.net>; ParmaRuralFire@gmail.com; pfdchief33@gmail.com; fcdc1875@gmail.com
Subject: Notice: Administrative Land Division AD2023-0063

Good morning,

Please see the attached agency notice for an Administrative Land Division of parcel R26179011C near 26305 Pioneer Lane. I am also including Riverside Irrigation District on this notice as it appears that a ditch is running through Parcel 4 and across the access easement on the survey.

Thanks,

Madelyn Vander Veen, Planner I
Canyon County Development Services
Direct: 208-455-6035
Madelyn.VanderVeen@canyoncounty.id.gov

NEW public office hours - **Effective Jan. 3, 2023**
Monday, Tuesday, Thursday and Friday: 8am – 5pm
Wednesday: 1pm – 5pm
**We will not be closed during lunch hour **



January 7, 2025

Madelyn Vander Veen
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
madelyn.vanderveen@canyoncounty.id.gov

Subject: RD2023-0009-APL

Dear Ms. Vander Veen:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Valerie Greear
Acting Regional Administrator

Madelyn Vander Veen

From: Sage Huggins
Sent: Monday, January 6, 2025 9:39 AM
To: Madelyn Vander Veen
Subject: FW: Agency Notice Case No. RD2023-0009-APL Duenas Lane Appeal
Attachments: 30 day BOCC CUP APPEAL AGENCY notice.pdf

Good Morning,

I am providing some general comments regarding the appeal application RD2023-0009-APL.

A private road application is triggered once more than two dwellings are using the same access point and/or easement. A land division creating additional buildable parcels appears to be the trigger for this specific application.

A dwelling is to be addressed from the main access. If a garage is present on the parcel then the access leading to the garage will be noted as the main access and the address will reflect this. A main approach is deciphered by gathering as much information as possible with approach permits, aerial imagery (sometimes over a length of period of time), old application site plans, and looking at the layout of the parcel to determine which access is the main access in order to have accurate addressing location. An approach permit from the authorized agency may be submitted to our office when a main approach is under discussion.

More specific to this case:

Agencies were noticed of Duenas Ln and the associated address changes on 11/14/2023.

Letters to effected properties were sent out on 11/14/2023 and look to have been received by property owners

An appeal was filed on 11/29/2023

A rescind email to all previously noticed agencies was sent out to revert back to the previous addresses as the Private Road was being appealed 11/29/2023.

The establishment of a private road is essential for supporting Emergency Services in effectively responding to emergencies. With the significant development in the area, clear and accessible routes are critical for ensuring timely assistance. Without private roads, emergency responders often face challenges in locating properties, as they must rely on markers such as mailboxes to identify driveways. This process can lead to delays in determining whether to proceed down an unmarked driveway.

A designated private road addresses these issues by providing a clear and precise spatial marker near the residences in the Emergency Services dispatch system. This ensures that responders can quickly and accurately locate properties, reducing response times and improving overall efficiency during critical situations.

Thanks,

Sage Huggins
GIS Analyst
Canyon County Development Services
Sage.Huggins@canyoncounty.id.gov
208-455-6036

From: Amber Lewter

Sent: Wednesday, December 11, 2024 1:43 PM

To: 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>

Subject: Agency Notice Case No. RD2023-0009-APL Duenas Lane Appeal

Dear Agencies,

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments received, they were included in the Staff review.

No response is required unless there is an update to your original comments. Written testimony is due by **January 5, 2025**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. Please direct your comments or questions to planner **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist/Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.



Development Services Department



Canyon County, 111 North 11th Ave. Suite 140, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyonco.org ▪ www.canyonco.org/dsd

AGENCY NOTICE OF HEARING DATE

Response is not required for this notification. Your agency was previously requested to provide comments for the noticed land use application and agency comments received were included in the Staff review. The **Director's Decision approved** this case however in accordance with Idaho Code §67-6521, an appeal has been filed which will now be forwarded to the Board of County Commissioners. Pursuant to the Local Land Use Planning Act, Idaho Code §67-6509, §67-6511, and §67-6512, as applicable, your agency is being notified of the **Board of County Commissioners' public hearing on January 15, 2025 at 1:30 pm** for the following land use case.

Case No. RD2023-0009-APL – The applicants, Jeffery L. Jackson and Matthew Baldwin, represented by Wyatt Johnson, are appealing the approval of a private road name (Duenas Lane). The road name was approved by the Director of the Development Services Department on November 7, 2023 along with an Administrative Land Division. The easement/Duenas Lane is located off of Pioneer Lane, approximately 350 feet south of 26305 Pioneer Lane, also referenced as Parcel R26179011C a portion of the SW quarter of Section 23, T5N, R6W, BM, Canyon County, Idaho.

Public comments and concerns are important in evaluating this case and you are invited to provide oral testimony at the hearing. Written testimony should be submitted to Development Services by **January 5, 2025** and all written testimony will be provided to the Board of County Commissioners for consideration. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. All prior written and oral testimony provided during the Hearing Examiner or Planning and Zoning Commission hearings will be provided to the Board of County Commissioners.

Copies of all documents concerning public hearing items can be obtained from the county website <https://www.canyoncounty.id.gov/land-hearings/> when available or from Development Services during office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, except on Wednesdays when office hours are 1:00 p.m. to 5:00 p.m. If you have questions or would like additional information, please contact the Case Planner, Madelyn Vander Veen at Madelyn.vanderveen@canyoncounty.id.gov. In all correspondence concerning this case, please refer to the case number above.

Sincerely,
Amber Lewter
Hearing Specialist
County Development Services Department

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

EXHIBIT V

**Supplemental Letter from Lauren Bouvia of Johnson May Law; Received:
January 6, 2025**

Board of County Commissioners

Case# RD2023-0009-APL

Hearing date: January 15, 2025

Lauren M. Bouvia
Attorney
JOHNSON MAY
199 N. Capitol Blvd., Suite 200,
Boise, ID 83702
E [REDACTED]
T [REDACTED]

January 6th, 2025

Board of County Commissioners
1115 Albany St. Rm101
Caldwell, ID 83605

E| BOCC@canyoncounty.id.gov

Subject: Appeal- Baldwin/Jackson-RD2023-0009-APL Regarding the Renaming of Pioneer Lane

Dear Board of County Commissioners,

I am writing to formally supplement the Appeal filed on November 29th, 2024 requesting a review of the decision of the Board to approve the renaming of the private road formerly known as Pioneer Lane. The Canyon County Development Services Department did not comply with the Canyon County Code and therefore the action of renaming the private road is unlawful and should be overturned immediately.

I. Renaming Pioneer Lane Without Holding a Public Hearing is in Violation of Canyon County Code of Ordinances 06-05-13(11).

Canyon County Code of Ordinance 06-05-13(11) states,

“(11) Changing an existing street or private road name requires a public hearing by the board and an affirmative action by the board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.”

Here, my clients received an initial Letter from the County dated November 14th, 2023, that notified them that the private road name “Duenas Ln” had been approved by the Development Services Department, attached as Exhibit A. My clients have a property interest in the private road formerly known as Pioneer Lane based on recorded easements attached as Exhibit B. There was never a public hearing that occurred *before*

the private road name was changed and therefore there was no opportunity for my clients to attempt to prevent the deprivation of their property interest.

My clients are “affected persons” as defined at Idaho Code 67-6521(1)(a). To unilaterally rename the road without a hearing is a denial of my clients’ procedural due process rights, as well as an unlawful violation of County Code of Ordinance 06-05-21. *Mathews v. Eldridge*, 424 U.S. 319, 333 (1976). “Parties whose rights are to be affected are entitled to be heard.” *Baldwin v. Hale*, 68 U.S. (1 Wall.) 223, 233 (1863) Accordingly, my clients are petitioning, pursuant to Idaho Code 67-6521(1)(b), to be held according to the procedures set forth in Idaho Code 67-6512, and the applicable provisions of the County Code.

Should my clients be denied a hearing, then this name change would likely be subject to judicial review and reversal as an action made upon unlawful procedure. Idaho Code 67-5279 (2)(c). The renaming of a private road, particularly one used by multiple parties under an easement agreement, is not a decision that should be made unilaterally by one party without consideration of the rights and interests of the other parties. This is the type of behavior Canyon County Code of Ordinance 06-05-13(11) explicitly protects against by stating, “all property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.” However, on the Canyon County Development Services receipt numbered 79500, Mr. Duenas was charged for “Planning – Director’s Decision without Notification to property Owners- All Others.” A true and correct copy of this receipt is attached as Exhibit C. My clients were not notified about the name change until after Pioneer Lane had already been changed. Additionally, a public hearing never even occurred before the decision to change the name of the road was made.

Canyon County Code of Ordinance 06-05-13(13) states,

“The director may reject a street name if the street name is found to be vulgar, rude or offensive. A street name shall not contain punctuation. If the parties who have the legal right to utilize the road cannot agree on a name, development services department will take suggestions from all parties and make the final decision and approval.”

The Code recognizes that *all* parties have a legitimate interest in the name of the road. If my clients had been given the opportunity to be heard before the name change was approved, they would have been able to advocate for their pre-existing interests in Pioneer Lane. My clients the Baldwins have lived on Pioneer Lane since 2016 and the Jacksons since 2013. The Baldwins have three different businesses they operate out of their home that are associated with Pioneer Lane. To change the road’s name imposes a significant burden on both the Jacksons and Baldwins who have a long-established

history of using Pioneer Lane as their home address in relation to a variety of personal and business documents for approximately a decade. Based on the name change to Duenas, and Mr. Duenas being the individual who initiated the application, it appears that the name change is a personal preference that invokes considerable burdens on my clients' existing interest in the road. It would be an unjust outcome to allow Mr. Duenas to unilaterally alter the name of Pioneer Lane resulting in substantial hardships to my clients based on a personal preference.

Conclusion

For the reasons set forth above, I request the Board to overturn the original decision to approve the name change of Pioneer Road that took place without adherence to the proper procedure outlined in the Canyon County Code of Ordinances. Additionally, we request a refund of the \$600.00 appeal fee paid by the Baldwins and Jacksons. The need for an appeal could have been avoided had my clients been granted their public hearing prior to the name change of the road as mandated by Canyon County.

Sincerely,

Lauren M. Bouvia

Exhibit A



Development Services Department



Canyon County, 111 North 11th Ave. #310, Caldwell, ID 83605

(208) 454 7458 ▪ GISAddressing@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

November 14, 2023

Jeffery Jackson
26245 Pioneer Ln
Parma, ID 83660

Re: R26179011F

Dear Jeffery Jackson:

The private road “Duenas Ln” has been approved by the Development Services Department. This requires your property site address to change since your access is now off the said private lane. Please make the necessary changes to reflect this private road name change within four weeks.

Your new property site address: 31933 Duenas Ln

Previous property site address: 26245 Pioneer Ln

The following site address change will be effective 30 business calendar days from the date of this letter. If you need more time to adjust to this address change please contact before the end 30 business calendar days.

NOTE: Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make “Suggestion Edits” on Google Maps to update your new address.

A private road and street sign are to be maintained and kept in good condition by the property owners, homeowner’s associations or entities who utilize the private road. The said private street sign is to meet highway district standards and the MUTCD standards and the sign must be blue. In order to help with the cost of purchasing and installing a sign, I would suggest speaking with the other property owners that utilize the road to come to an agreement on how to share the cost.

When the county addresses or re-addresses we only notify certain entities of address changes such as the US Postal Service, Fire District, Highway District, Canyon County Assessor’s office, Canyon County Sheriff’s Office, Canyon County Elections. We recommend you make the necessary changes as soon as possible in order to reflect

Planning • Zoning • Building • Code Enforcement • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County’s vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

your new address; this would include changing the address numbers on your mailbox, on your building and any personal or business documentation.

The primary reason for assuring address are correct is to assist emergency service when trying to locate properties in the county in case of an emergency. Canyon County, ID Addressing Ordinance Chapter 6; Article 5: Addressing. Can be located in Canyon County's, Id web site;

[id.gohttps://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/v](https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/v)
https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2103

Appeal of the Director's decision shall be filed with DSD within fifteen (15) calendar days of this address letter change. Canyon County Ordinance; Addressing Ordinance Chapter 6; Article 5: Addressing; Variances and Appeals: section 06-05-23:1.

https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2217

If you have any additional questions or concerns, please contact me at 455-6036, or email me at Sage.Huggins@canyoncounty.id.gov.

Thank you,

A handwritten signature in black ink, appearing to read 'C. Sage Huggins', with a stylized flourish at the end.

Sage Huggins
GIS Analyst

Issuance of a Certificate of Address

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Parcel Number: **R26179011F**

Site Address: **31933 Duenas Ln**

City, State, Zip: **Parma, ID 83660**

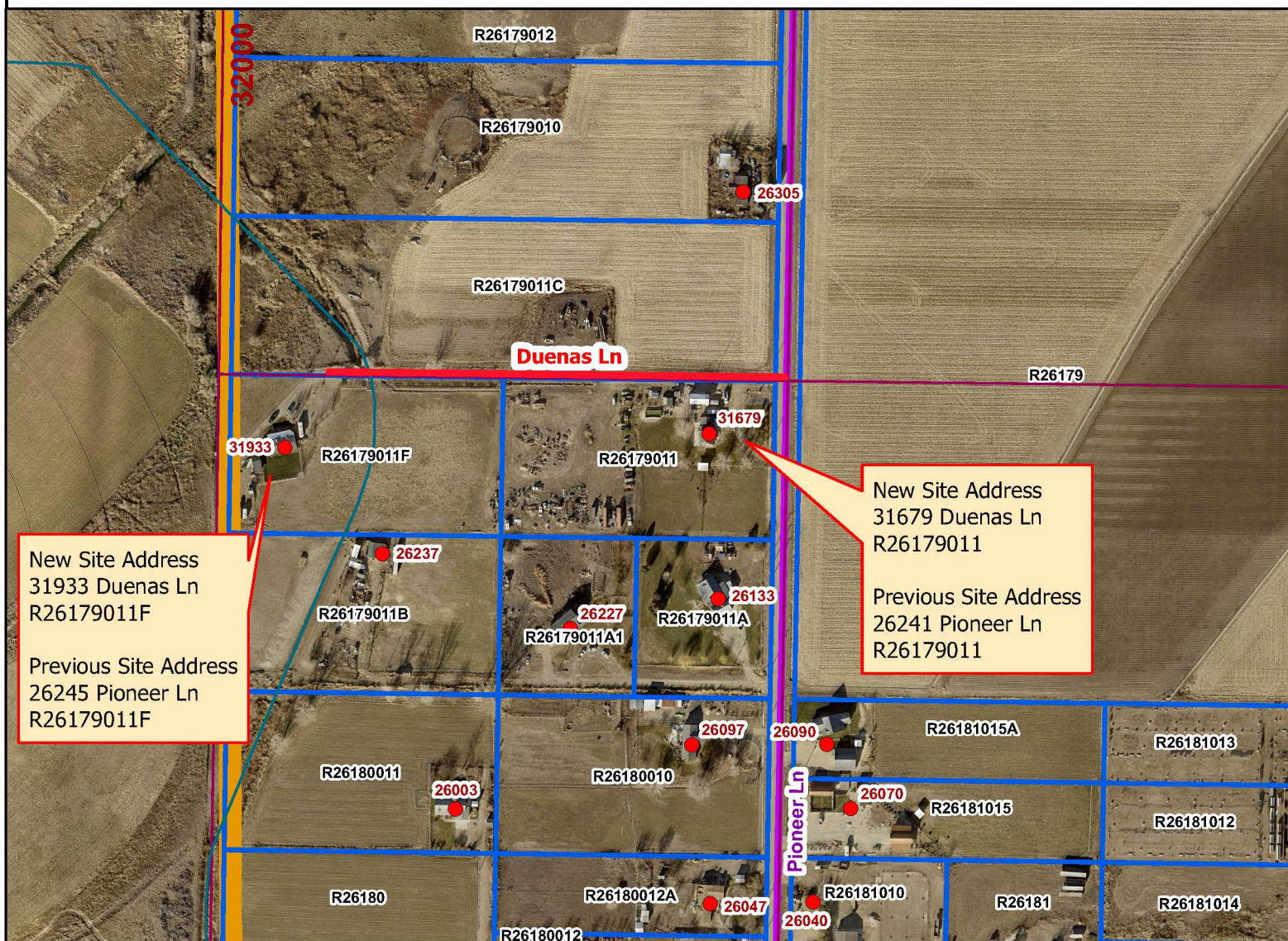
Building Permit Number:

Type of intended use of structure: **SFR/ Primary**

Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

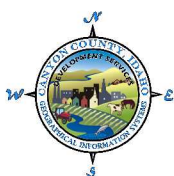
Effective Date: 11/14/2023

Address Issued By: SHuggins



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.



Legend

- | | | |
|------------|-------------|------------|
| ● Active | Caldwell | Local Road |
| ● Proposed | City Limits | Interstate |
| ● Retired | Nampa | Highway |
| ● Hold | | |

Scale: 1 in = 324 Feet Map Scale: 1:1,3889

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9214 7969 0099 9790 2220 2443 56

Certified Mail Fee

\$ **\$4.35**

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ **\$3.55**
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ **\$0.00**
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$ **\$0.630**

Total Postage and Fees

\$ **\$8.530**

Postmark
Here

Sent To

Jeffery Jackson
26245 Pioneer Lane
Parma, ID 83660

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

PS Form 3800, April 2015 11/14/2023 2:03:12 PM See Reverse for Instructions

Jackson

R26179011

RD 2023-0009

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeffery Jackson
26245 Pioneer Lane
Parma, ID 83660

11/14/2023 2:03:12 PM



9290 9969 0099 9700 2443 68

2. Article Number (Transfer from service label)

9214 7969 0099 9790 2220 2443 56

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X **Sidney Jackson** ☒ Agent ☐ Addressee

B. Received by (Printed Name)

Jackson

C. Date of Delivery

11-18-23

D. Is delivery address different from item 1? ☐ Yes
If YES enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Signature Confirmation Restricted Delivery (over \$500)
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt



Development Services Department



Canyon County, 111 North 11th Ave. #310, Caldwell, ID 83605
(208) 454 7458 ▪ GISAddressing@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

November 14, 2023

Matthew Baldwin
26241 Pioneer Ln
Parma, ID 83660

Re: R26179011

Dear Matthew Baldwin:

The private road “Duenas Ln” has been approved by the Development Services Department. This requires your property site address to change since your access is now off the said private lane. Please make the necessary changes to reflect this private road name change within four weeks.

Your new property site address: 31679 Duenas Ln

Previous property site address: 26241 Pioneer Ln

The following site address change will be effective 30 business calendar days from the date of this letter. If you need more time to adjust to this address change please contact before the end 30 business calendar days.

NOTE: Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make “Suggestion Edits” on Google Maps to update your new address.

A private road and street sign are to be maintained and kept in good condition by the property owners, homeowner’s associations or entities who utilize the private road. The said private street sign is to meet highway district standards and the MUTCD standards and the sign must be blue. In order to help with the cost of purchasing and installing a sign, I would suggest speaking with the other property owners that utilize the road to come to an agreement on how to share the cost.

When the county addresses or re-addresses we only notify certain entities of address changes such as the US Postal Service, Fire District, Highway District, Canyon County Assessor’s office, Canyon County Sheriff’s Office, Canyon County Elections. We recommend you make the necessary changes as soon as possible in order to reflect

Planning • Zoning • Building • Code Enforcement • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County’s vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

your new address; this would include changing the address numbers on your mailbox, on your building and any personal or business documentation.

The primary reason for assuring address are correct is to assist emergency service when trying to locate properties in the county in case of an emergency. Canyon County, ID Addressing Ordinance Chapter 6; Article 5: Addressing. Can be located in Canyon County's, Id web site;

[id.gohttps://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/v](https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd/v)
https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2103

Appeal of the Director's decision shall be filed with DSD within fifteen (15) calendar days of this address letter change. Canyon County Ordinance; Addressing Ordinance Chapter 6; Article 5: Addressing; Variances and Appeals: section 06-05-23:1.

https://codelibrary.amlegal.com/codes/canyoncountyid/latest/canyoncounty_id/0-0-0-2217

If you have any additional questions or concerns, please contact me at 455-6036, or email me at Sage.Huggins@canyoncounty.id.gov.

Thank you,

A handwritten signature in black ink, appearing to read "C. Sage Huggins", written in a cursive style.

Sage Huggins
GIS Analyst

Planning • Zoning • Building • Code Enforcement • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

Issuance of a Certificate of Address

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Parcel Number: **R26179011**

Site Address: **31679 Duenas Ln**

City, State, Zip: **Parma, ID 83660**

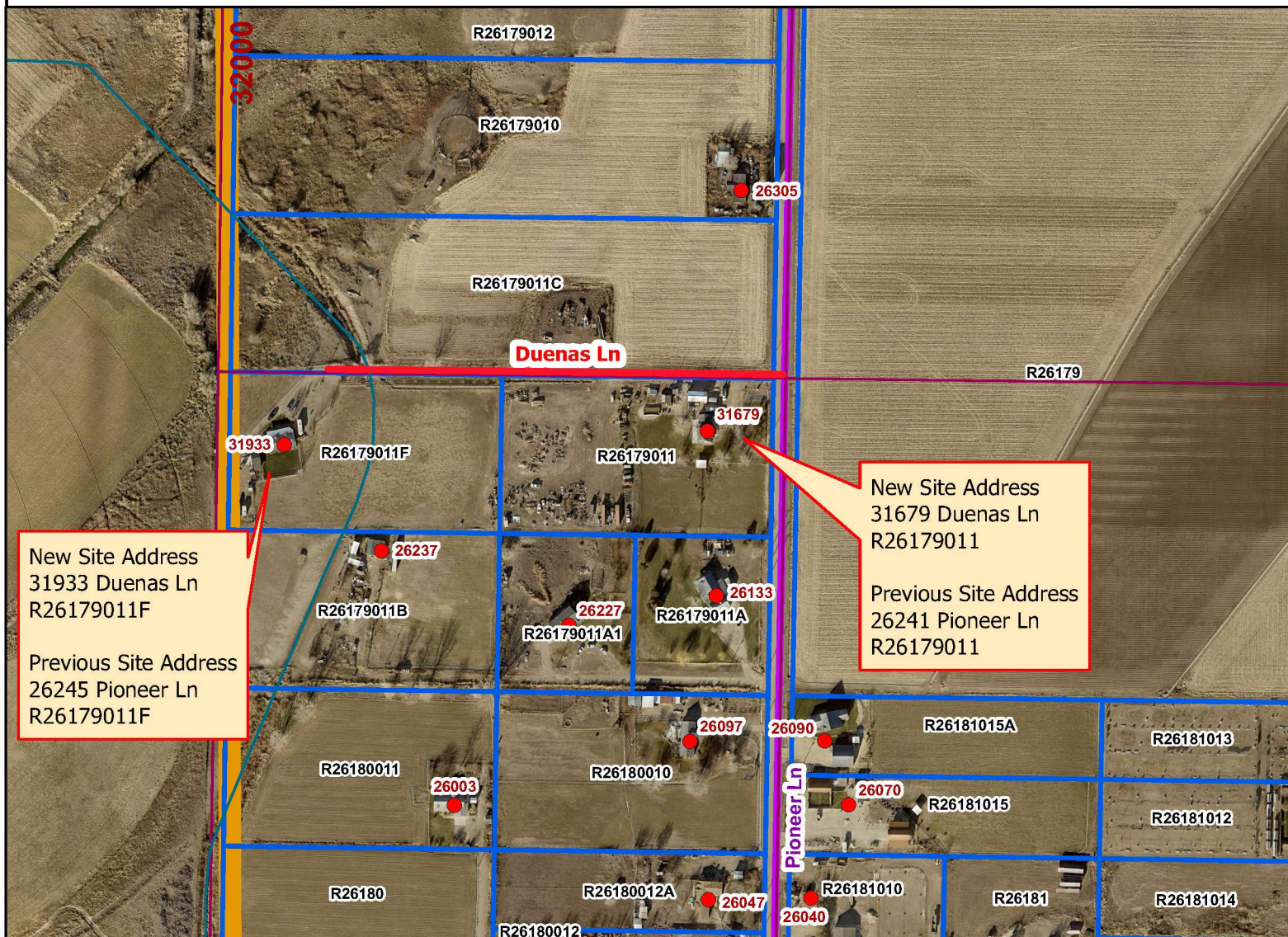
Building Permit Number:

Type of intended use of structure: **SFR/ Primary**

Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

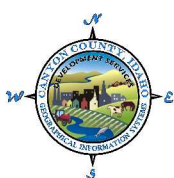
Effective Date: 11/14/2023

Address Issued By: SHuggins



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

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Legend

- | | | |
|------------|-------------|------------|
| ● Active | Caldwell | Local Road |
| ● Proposed | City Limits | Interstate |
| ● Retired | Nampa | Highway |
| ● Hold | | |

Scale: 1 in = 324 Feet Map Scale: 1:1,3,889

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

Exhibit B

PG33346

00009324

A

EASEMENT

THIS AGREEMENT made and entered into this 11th day of March, 2000, by and between ~~Lonnie Ray Maggard~~ and ~~Barbara N. Maggard~~ ^{Dennis D. Sorrell and LANEVA A. Sorrell} ~~Barbara N. Maggard~~ ^{Jose Luis Duenas and Cynthia Duenas}, husband and wife, the party of the first part, and ~~Lonnie Ray Maggard~~ and ~~Barbara N. Maggard~~ ^{Dennis D. Sorrell and LANEVA A. Sorrell}, husband and wife, the party of the second part.

WHEREAS, the party of the first part, is record title owner of the following described real property located in Canyon County, Idaho, hereinafter known as the "Easement Property No. 1", and more particularly described as follows:

The South ³⁰~~40~~ feet of Lots ^{7 and 8}~~7 and 8~~, Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

WHEREAS, the party of the ~~first~~ ^{second} part, is record title owner of the following described real property located in Canyon County, Idaho, hereinafter known as the "Easement Property No. 2", and more particularly described as follows:

~~The South 30 feet of Lots 7 and 8 and the North 30 feet of Lots 9 and 10, all in Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.~~

CD
SLD
D.S
LS

WHEREAS, the party of the second part is record title owner of the following described real property located in Canyon County, Idaho, hereinafter referred to as the "Benefitting Property No. 1", and more particularly described as follows:

~~lots 7 and 8~~ ^{Lots 9 and 10,} Lot 12, Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

WHEREAS, the party of the ^{first} ~~second~~ part is record title owner of the following described real property located in Canyon County, Idaho, hereinafter referred to as the "Benefitting Property No. 2", and more particularly described as follows:

Lots 7, ^{and} 8, ~~9 and 10~~, Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

~~WHEREAS, the party of the first part is willing to grant to the party of the second party an Easement for ingress and egress, irrigation water, drainage and utilities to the Benefitting Properties over, under and across the Easement Properties.~~

NOW THEREFORE, for TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~the party of the first part, as owner of the Easement Properties grants to the party of the second part, as owner of the Benefitting Properties, Easements as follows:~~

EASEMENT - 2

AD
SLD
D.S. LS

The party of the first part, as owner of Easement Property No. 1, grants to the owner of Benefitting Property No. 1, an easement for ingress and egress, over and across Easement Property No. 1 and also an easement for irrigation water, drainage water and utilities. It is understood that the owner of Benefitting Property No. 1, their family, tenants, servants, employees, visitors and licensees may use the Easement for ingress and egress to Benefitting Property No. 1 for all purposes connected with the use and enjoyment of said property and for whatever purposes Benefitting Property No. 1 may from time to time be lawfully used for. The costs of ~~placement~~, repair and maintenance of the ingress/egress easement shall be paid ~~by the owner of Lot 12, Block 22, Roswell Park Fruit Tract, unless the owner of Lot 11, Block 22, Roswell Park Fruit Tract, also uses the ingress/egress easement, in which case, the costs of placement, repair and maintenance of the ingress/egress easement~~ shall be shared equally by the owners of Lots ^{7, 8, 9 and 10,} ~~11 and 12~~, Block 22, Roswell Park Fruit Tract. The owner of Benefitting Property No. 1 shall also have the right to enter on Easement Property No. 1 for the purpose of obtaining irrigation water and allowing for drainage water and for the purpose of maintenance, repair and replacement of the irrigation delivery and drainage system. The owner of Benefitting

EASEMENT - 3

CD
JLD
O.S. SS

Property No. 1 shall also have the right to enter on Easement Property No. 1 for the purpose of placing utility lines and for the purpose of maintenance, repair and replacement of said utility lines.

Second

The party of the ~~first~~, as owner of Easement Property No. 2, grants to the owner of Benefitting Property No. 2, an easement for ingress and egress, over and across Easement Property No. 2 and also an easement for irrigation water, drainage water and utilities. It is understood that the owner of Benefitting Property No. 2, their family, tenants, servants, employees, visitors and licensees may use the Easement for ingress and egress to Benefitting Property No. 2 for all purposes connected with the use and enjoyment of said property and for whatever purposes Benefitting Property No. 2 may from time to time be lawfully used for. The costs of ~~placement~~, repair and maintenance of the ingress/egress easement shall be paid equally by the ~~owners of~~ ^{parties of} ~~first and second part.~~ ~~Benefitting Property No. 2.~~ The owner of Benefitting Property No. 2 shall also have the right to enter on Easement Property No. 2 for the purpose of obtaining irrigation water and allowing for drainage water and for the purpose of maintenance, repair and replacement of the irrigation delivery system and drainage system. The owner of Benefitting Property No. 2 shall also have the right to enter on

EASEMENT - 4

CD
JLD
O.S. LS

Easement Property No. 2 for the purpose of placing utility lines and for the purpose of maintenance, repair and replacement of said utility lines.

These grants of easement shall be perpetual and shall be appurtenant to the Benefitting Properties and shall run with the land.

This Agreement shall bind the heirs, personal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF the parties have signed this Agreement the day and year first above written.

Dennis Sorrell

~~LONNIE RAY MAGGARD~~

Dennis D. Sorrell

LaNeve A. Sorrell

~~BARBARA N. MAGGARD~~

LaNeve A. Sorrell

Joe Luis Duenas
~~LONNIE RAY MAGGARD~~ Joe Luis Duenas

~~LaNeve A.~~

~~Dennis D. Sorrell~~

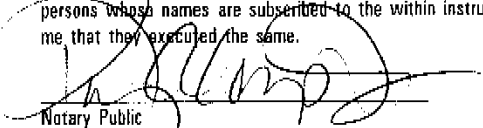
Cynthia Duenas
~~BARBARA N. MAGGARD~~ ~~LaNeve A. Sorrell~~ Cynthia Duenas

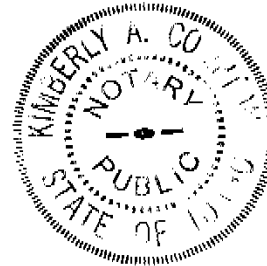
~~LaNeve A. Sorrell~~ Cynthia Duenas

STATE OF IDAHO

COUNTY OF CANYON

On this 16th day of March in the year 2000, before me, a Notary Public, personally appeared Jose Luis Duenas and Cynthia Duenas known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

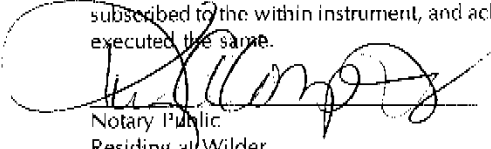

Notary Public
Residing at Wilder
My commission expires 1-27-05

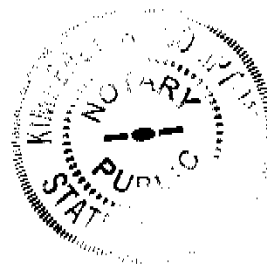


STATE OF IDAHO

COUNTY OF CANYON

On this 17th day of March in the year 2000, before me, a Notary Public, personally appeared Dennis D. Sorrell and LaNeva A. Sorrell known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public
Residing at Wilder
My commission expires 1-27-05



200009324

RECORDED

00 MAR 17 AM 11 28

S. NOEL HALES

CANYON COUNTY RECORDED

BY 

REQUEST PIONEER - CALDWELL
TYPE AND FEE 1800

D. PC34165/PC34164

200017280

EASEMENT

THIS AGREEMENT made and entered into this 17th day of May, 2000, by and between Raymond F Holt and ~~Joelina~~^{E.} Holt, husband and wife, the party of the first part, and Dennis D. Sorrell and LaNeva A. Sorrell, husband and wife, the party of the second part.

WHEREAS, the party of the first part, is record title owner of the following described real property located in Canyon County, Idaho, hereinafter known as the "Easement Property No. 1", and more particularly described as follows:

The North 30 feet of lots 9 west 1/2 and 10, Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

POOR COPY

WHEREAS, the party of the second part, is record title owner of the following described real property located in Canyon County, Idaho, hereinafter known as the "Easement Property No. 2", and more particularly described as follows:

North 30 feet of lot 9 East 1/2, all in Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

POOR COPY

WHEREAS, the party of the first part is record title owner of the following described real property located in Canyon County, Idaho, hereinafter referred to as the "Benefitting Property No. 1", and more particularly described as follows:

Lot 9 East 1/2, Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, According to the Plat filed in Book 3 of Plats, Page 56, records of said County.

WHEREAS, the party of the first part is record title owner of the following described real property located in Canyon County, Idaho, hereinafter referred to as the "Benefitting Property No. 2", and more particularly described as follows:

EASEMENT 1

X

2

Lots 9 West 1/4 and 10, Block 22, Roswell Park Fruit Tract Farms,
Canyon County, Idaho, according to the Plat filed in Book 3 of
Plats, Page 56, records of said County.

NOW THEREFORE, for TEN DOLLARS (\$10.00) and other good and valuable
consideration, the receipt of which is hereby acknowledged.

POOR COPY

The party of the first part, as owner of Easement Property No. 1, grants to the
owner of Benefitting Property No. 1, an easement for ingress and egress, over and across
Easement Property No. 1 and also an easement for irrigation water, drainage water and
utilities. It is understood that the owner of "Benefitting Property No. 1, their family,
tenants, servants, employees, visitors and licensees may use the Easement for ingress and
egress to Benefitting Property No. 1 for all purposes connected with the use and
enjoyment of said property and for whatever purposes Benefitting Property No. 1 may
from time to time be lawfully used for. The costs of repair and maintenance of the
ingress/egress easement shall be shared equally by the owners of Lots 7, 8, 9 and 10,
Block 22, Roswell Park Fruit Tract. The owner of Benefitting Property No. 1 shall also
have the right to enter on Easement Property No. 1 for the purpose of obtaining irrigation
water and allowing for drainage water and for the purpose of maintenance, repair and
replacement of the irrigation delivery and drainage system. The owner of Benefitting
Property No. 1 shall also have the right to enter on Easement Property No. 1 for the
purpose of placing utility lines and for the purpose of maintenance, repair and
replacement of said utility lines.

The party of the second, as owner of Easement Property No. 2, grants to the
EASEMENT -2

owner of Benefitting Property No. 2, an easement for ingress and egress, over and across Easement Property No. 2 and also an easement for irrigation water, drainage water and utilities. It is understood that the owner of Benefitting Property No.2, their family, tenants, servants, employees, visitors and licensees may use the Easement for ingress and ingress/egress easement shall be paid equally by the Parties of first and second party.

The owner of Benefitting Property No.2 shall also have the right to enter on Easement Property No. 2 for the purpose of obtaining irrigation water and allowing for drainage water and for the purpose of maintenance, repair and replacement of the irrigation delivery system and drainage system. The owner of Benefitting Property No. 2 shall also have the right to enter on Easement Property No. 2 for the purpose of placing utility lines and for the purpose of maintenance, repair and replacement of said utility lines.

These grants of easement shall be perpetual and shall be appurtenant to the Benefitting Properties and shall run with the land.

This Agreement shall bind the heirs, personal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF the parties have signed this Agreement the day and year first above written.

Dennis D. Sorrell
Dennis D. Sorrell

LaNeva A. Sorrell
LaNeva A. Sorrell

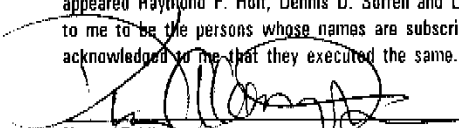
Raymond F. Holt
Raymond F. Holt

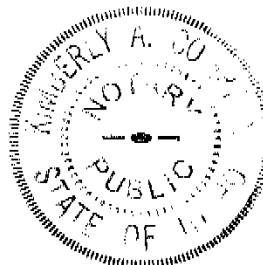
Joelina E. Holt her Atty
in fact by Raymond F. Holt

STATE OF IDAHO

COUNTY OF CANYON

On this 17th day of May in the year 2000, before me, a Notary Public, personally appeared Raymond F. Holt, Dennis D. Sorrell and LaNeva Sorrell known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

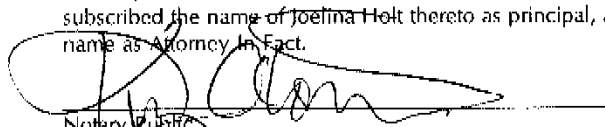

Notary Public
Residing at Wilder
My commission expires 1-27-05

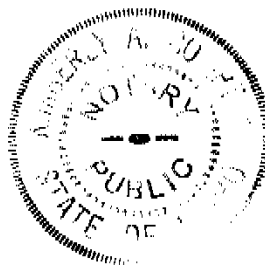


STATE OF IDAHO

COUNTY OF CANYON

On this 17th day of May in the year 2000, before me a Notary Public, personally appeared Raymond F. Holt known or identified to me to be the person whose name is subscribed to the within instrument as the Attorney In Fact of Joelina Holt and acknowledged to me that he subscribed the name of Joelina Holt thereto as principal, and his own name as Attorney In Fact.


Notary Public
Residing at Wilder
My commission expires 1-27-05



200017280

RECORDED

10 MAY 17 PM 4 23

G NOEL HALES

CANYON CNTY RECORDER

BY



REQUEST PIONEER - CALDWELL
TYPE ~~Document~~ FEE 12.00

Exhibit C

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME:	Jose L Duenas Sanchez						
	MAILING ADDRESS:	26305 Pioneer Ln Parma, ID. 83660						
	PHONE:	[REDACTED]	EMAIL:					
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.								
Signature:		Date: 3/20/23						
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:	Augie H. Baca						
	COMPANY NAME:	Century 21 Northstar						
	MAILING ADDRESS:	517 S 10 th Ave. Caldwell ID 83605						
	PHONE:	[REDACTED]						
SITE INFO	STREET ADDRESS:	TBD						
	PARCEL #:	R26179011C	LOT SIZE/AREA:	8.25 acres				
	LOT:	7-8	BLOCK:	22	SUBDIVISION:	Roswell Fruit Truck Sub		
	QUARTER:	SW	SECTION:	23	TOWNSHIP:	5N	RANGE:	6W
	ZONING DISTRICT:	FLOODZONE (YES/NO): N						
HEARING LEVEL APPS	☐ CONDITIONAL USE ☐ COMP PLAN AMENDMENT ☐ CONDITIONAL REZONE							
	☐ ZONING AMENDMENT (REZONE) ☐ DEV. AGREEMENT MODIFICATION ☐ VARIANCE > 33%							
DIRECTORS DECISION APPS	☒ ADMINISTRATIVE LAND DIVISION ☐ EASEMENT REDUCTION ☐ SIGN PERMIT							
	☐ PROPERTY BOUNDARY ADJUSTMENT ☐ HOME BUSINESS ☐ VARIANCE 33% >							
APPS	☒ PRIVATE ROAD NAME ☐ TEMPORARY USE ☐ DAY CARE							
	☐ OTHER							
CASE NUMBER:		AD2023-0063						
DATE RECEIVED:		6/15/23						
RECEIVED BY:		Madelyn Under Veen						
APPLICATION FEE:		\$410 (CK) MO CC CASH						

w/ RD2023-0009

PRIVATE ROAD NAME APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): Jose Luis Dueñas Phone: [REDACTED]
Please Print Name

26305 Pioneer Lane Parma ID 83660
Applicant Mailing Street Address City/State Zip

Location of Private Road: Westerly boundary of subject parcel
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: _____

The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc.
If proposed are private roads, the street type must be Lane.

- a. First Choice: ~~Kara Lane~~ not available
- b. Second Choice: Duenas Lane available
- c. Third Choice: ~~Riverside Lane~~ not available

If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. If proposed are private roads, the street type must be Lane.

- d. First road name: _____
- e. Second road name: _____
- f. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)). Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

List of Names and addresses of all persons having legal right to use the private Lane

Jose Luis Duenas (principal)

26305 Pioneer Ln

Parma ID 83660

Matthew Baldwin

26241 Pioneer Ln

Parma ID 83660

Jeffery L Jackson

26245 Pioneer Ln

Parma Idaho 83660

DUEÑAS JOSE LUIS
0 PIONEER LN
Acres 8.25
R26179011C0

DUEÑAS JOSE LUIS
26305 PIONEER LN
Acres 8.26
R2617901000

Pioneer Ln

This Map and data displayed is a graphic representation derived from the Canyon County Geographic Information System (GIS) data. It was designed and intended for staff use only. It is not guaranteed survey accuracy.

This map is based on information available and was compiled from numerous sources which may not be accurate. Users are to field verify this information. Canyon County and Single Point Solutions, LLC are not liable for error or omissions.



Canyon County Development Services111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458**Building Division Email:** buildinginfo@canyoncounty.id**Planning Division Email:** zoninginfo@canyoncounty.id**Receipt Number:** 79500**Date:** 6/16/2023**Date Created:** 6/16/2023**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Jose Duenas Sanchez**Comments:** AD2023-0063 & RD2023-0009**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Director's Decision without Notification to Property Owners - All Others	AD2023-0063	\$330.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	AD2023-0063	\$80.00	\$0.00	\$0.00

Sub Total: \$410.00**Sales Tax:** \$0.00**Total Charges:** \$410.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	486	\$410.00

Total Payments: \$410.00**ADJUSTMENTS****Receipt Balance:** \$0.00**Issued By:** pdilbeck

Page 1 of 1

EXHIBIT VI

**Administrative Land Division and Private Road applications (AD2023-0063 and
RD2023-0009)**

Board of County Commissioners

Case# RD2023-0009-APL

Hearing date: January 15, 2025

PRIVATE ROAD NAME APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): Jose Luis Dueñas

Phone: [REDACTED]

Please Print Name

26305 Pioneer Lane

Parma ID

83660

Applicant Mailing Street Address

City/State

Zip

Location of Private Road: Westerly boundary of subject parcel

Two Nearest Cross Streets

Parcel Number of owner requesting private road name: _____

The following must be provided as part of this application:

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc.
If proposed are private roads, the street type must be Lane.

- a. First Choice: ~~Kara Lane~~ not available
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- c. Third Choice: ~~Riverside Lane~~ not available

If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. If proposed are private roads, the street type must be Lane.

- d. First road name: _____
- e. Second road name: _____
- f. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)). Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

List of Names and addresses of all persons having legal right to use the private Lane

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Parma ID 83660

Matthew Baldwin

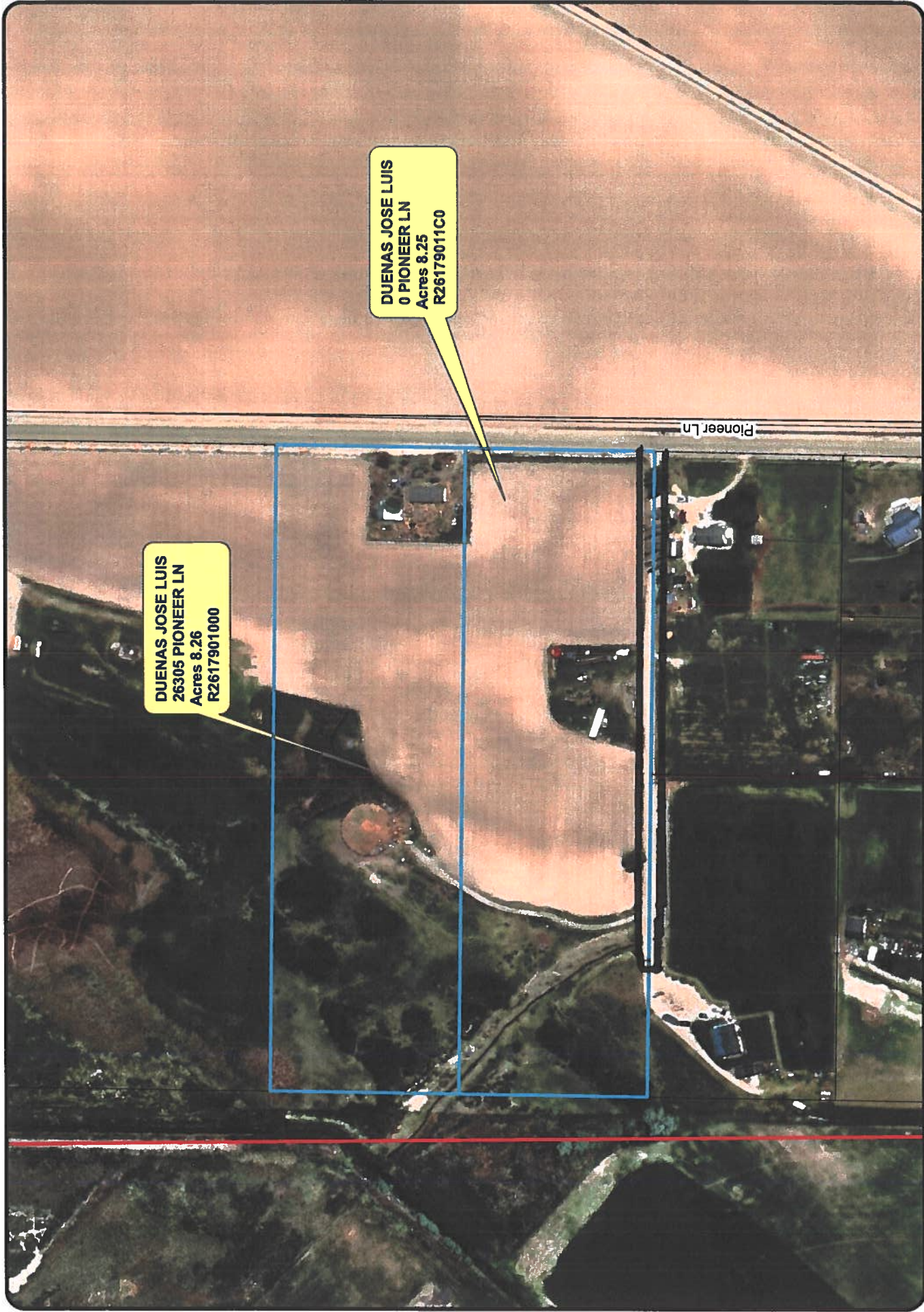
26241 Pioneer Ln

Parma ID 83660

Jeffery L Jackson

26245 Pioneer Ln

Parma Idaho 83660



DUENAS JOSE LUIS
26305 PIONEER LN
Acres 8.26
R2617901000

DUENAS JOSE LUIS
0 PIONEER LN
Acres 8.25
R26179011C0

Pioneer Ln

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MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Jose L Dueñas Sanchez</u>
	MAILING ADDRESS: <u>26305 Pioneer Ln Parma, ID. 83660</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>3/20/23</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Augie H. Baca</u>
	COMPANY NAME: <u>Century 21 Northstar</u>
	MAILING ADDRESS: <u>517 S 10th Ave. Caldwell ID 83605</u>
	PHONE: [REDACTED]

SITE INFO	STREET ADDRESS: <u>TBD</u>
	PARCEL #: <u>R26179011C</u> LOT SIZE/AREA: <u>0.25 acres</u>
	LOT: <u>7-8</u> BLOCK: <u>22</u> SUBDIVISION: <u>Roswell Fruit Truck Sub</u>
	QUARTER: <u>SW</u> SECTION: <u>23</u> TOWNSHIP: <u>5N</u> RANGE: <u>6W</u>
	ZONING DISTRICT: [REDACTED] FLOODZONE (YES/NO): <u>N</u>

HEARING LEVEL APPS	☐ CONDITIONAL USE	☐ COMP PLAN AMENDMENT	☐ CONDITIONAL REZONE
	☐ ZONING AMENDMENT (REZONE)	☐ DEV. AGREEMENT MODIFICATION	☐ VARIANCE > 33%
	☐ MINOR REPLAT	☐ VACATION	☐ APPEAL
	☐ SHORT PLAT SUBDIVISION	☐ PRELIMINARY PLAT SUBDIVISION	☐ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	☒ ADMINISTRATIVE LAND DIVISION	☐ EASEMENT REDUCTION	☐ SIGN PERMIT
	☐ PROPERTY BOUNDARY ADJUSTMENT	☐ HOME BUSINESS	☐ VARIANCE 33% >
	☒ PRIVATE ROAD NAME	☐ TEMPORARY USE	☐ DAY CARE
	☐ OTHER		

CASE NUMBER: <u>AD2023-0063</u>	DATE RECEIVED: <u>6/15/23</u>
RECEIVED BY: <u>Madelyn Vander Veen</u>	APPLICATION FEE: <u>\$410</u> ☒ MO ☐ CC ☐ CASH

w/ RD2023-0009



Development Services Department

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605

(208) 454 7458 • (208) 454 6633 Fax • DSDInfo@canyonco.org • www.canyonco.org/dsd

January 15, 2021

RE: Parcel Inquiry for R26179010 & R26179011C

Question: Can this parcel be split?

07-18-01: ADMINISTRATIVE LAND DIVISIONS FOR ALL ZONES:

(1) *Administrative Land Divisions: An administrative land division of an original parcel is allowed in accordance with the following: (An original parcel predates the zoning ordinance of Sept. 6, 1979 and has not been split)*

A. *For land zoned A (agricultural), the minimum parcel size is one acre and an administrative land division of an original parcel is allowed in accordance with the following:*

Less than 80 acres	2 residential parcels
80 to 119 acres	3 residential parcels
More than 120 acres	4 residential parcels

B. *For all other zones land may be divided into no more than four (4) parcels through the administrative land division process. The minimum parcel or lot area shall be subject to the minimum lot size provisions of subsection 07-10-21(2) of this chapter.*

Both parcels were platted as Roswell Fruit Track Subdivision in 1910. Parcel R26179010 is comprised of two lots 5 & 6, each considered an original parcel and eligible for Administrative Land Division of 4 residential parcels with building permits. Parcel R26179011C is comprised of 2 lots 7 & 8 each considered an original parcel and eligible for Administrative Land Division of 4 residential parcels with building permits.

Any further divisions after the Administrative Land Division process would require a Comprehensive Plan Map amendment (\$2500) to change the future land use designation from agriculture to residential, a Rezone (\$850) to change the current zoning from agriculture to residential, followed by platting through the subdivision process (\$1680+\$10/lot) to legally plat and record lots.

Please let me know if you have additional questions.

Sincerely,
Kate Dahl
Planner III
kdahl@canyonco.org
208-455-5958

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

Site Plan & Letter of Intent

To Canyon County Development Services

This Letter of Intent to serve as a basic explanation of what the property owner is requesting permission to do at the site in question which is Parcel # R26179011C0 and Legally Described as Lots 7 & 8 Block 22 of Roswell Fruit Track Sub, Parma, Canyon County Idaho.

The above describe property consists of 2 original parcels and when combined totals 8.25 acres. The owner of this said acreage is Jose Luis Duenas. Currently this acreage is just bare land, no structures of any kind are erected at the site. The land has been used by the owner Jose Luis Duenas for farming and cattle grazing.

The property owner hereby intends to obtain permission to split this land using the Administrative Land Division available per findings on the Inquiry Parcel Request dated 01/08/2021 with Development Services Reference # P12021.0019.

As per the inquiry letter mentioned above, the Property Owner wishes to split each lot in half (roughly 2.06 acres each) with a total of 4 buildable parcels of 2.06 acres+- each.

Owner Jose Luis Duenas intends to obtain the legal splits with 1 building permit on each 2.06-acre parcel. After approved by the County, owners wish to record the plat map and legal description of each lot at the canyon County Recorder Office.

Description of the Proposed Use: The applicant Jose Luis Duenas intends to sell all 4 lots for residential purposes. One Single Family Residence per lot. All residences must follow current CC&R's in place under Roswell Fruit Track and Canyon County building codes or requirements. The applicant Jose Luis Duenas intends to sell these 4 new lots without services or as commonly called "Unimproved Lots". The new owners of each lot will be required to apply for their own building permit following the required process to obtain the building permit including permits for individual domestic well and septic. A plat map sketch is herein attached with the proposed lot splits as reference or explanation. This map has not been recorded till approved by County.

Access: For Access, the owner intends to use the existent 60 Feet Road access easement agreement Recorded Instrument # 200009324(see copy attached) to access each lot at the Southerly boundary line.

Existent or Proposed Fences: Currently there is a wire fence that runs in the Southerly boundary of the lots where the easement Access Road is located. This fence can be removed or kept or modified as each new lot owner's wishes to proceed. This split request is not including any new fencing.

Expected Traffic counts: There will be 4 new homes plus 2 existent homes with approximately 6-7 cars daily going through this private road.

How the proposed use may affect neighboring uses: There is no indication this proposed use will be negatively affecting the neighbors. This is a rural community on the path of growing and the pathways or access allows for such use without any traffic issues neither affecting any facilities or neighbors on any way.

Further Explanation of site use: Each lot will be required to have their own well and septic. Current owner will bring the irrigation water to each lot via gravity through a dirt ditch at the back end of each lot. See sketch showing the 10' irrigation easement. Water to be delivered per Riverside Irrigation District approval.

Description of how the proposed use is consistent with Zoning: This location is rural residential and there are many other lots in the same subdivision with similar division and lot sizes so this lot split will be very consistent with this neighborhood.

Thank you for your consideration.

You can contact me or my agent with any questions

Jose Luis Duenas 208-369-8156 Email: elkora125@gmail.com

Realtor/Broker: Augie H Baca 208-880-7901 Email: augie_1974@msn.com

RECORD OF SURVEY

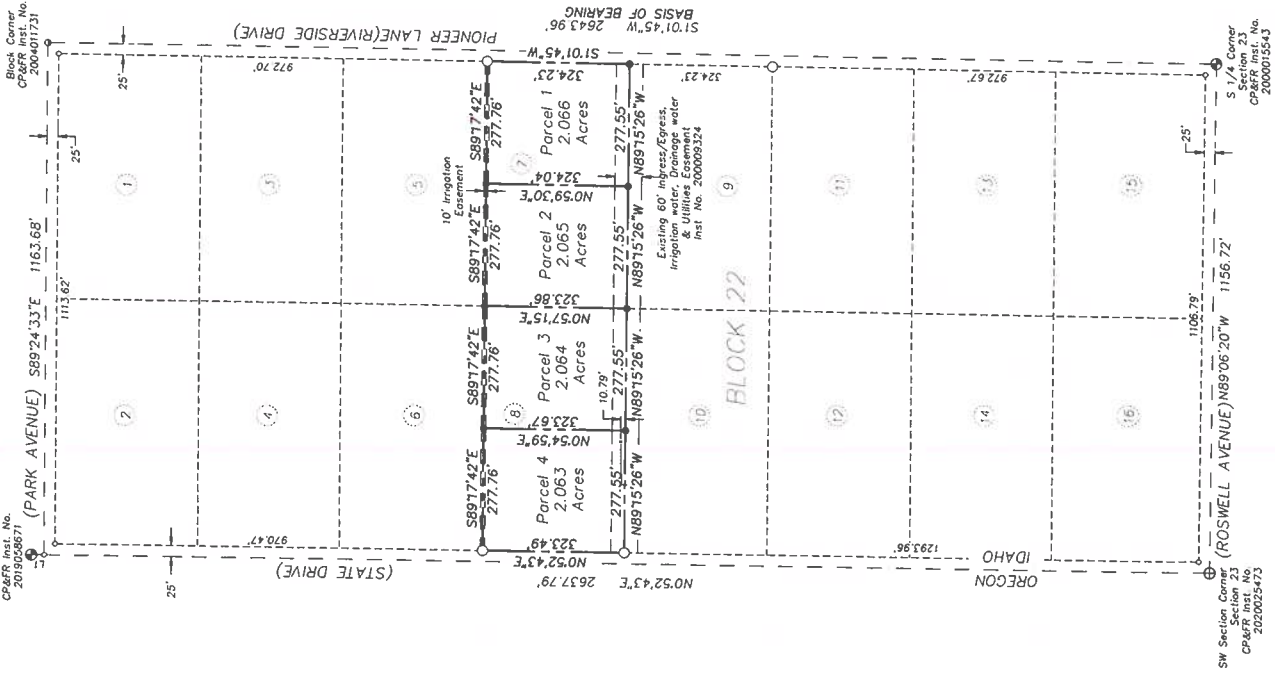
A PORTION OF LOTS 7 AND 8, BLOCK 22 OF ROSWELL PARK FRUIT TRACTS,
LYING IN GOVERNMENT LOT 3 OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 6 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

W 1/4 Corner
Section 23
CP&R Inst. No.
2019008671

Block Corner
CP&R Inst. No.
2004011731

LINE TABLE

NO	BEARING	LENGTH
L1	S0°52'46" W	28.93'



Reference Surveys:
Inst. No. 2000010149
Inst. No. 1999042976
Inst. No. 2006027988
Inst. No. 2006022250
Roswell Park Fruit Tracts
Book 3, Page 56

Reference Deeds:
Inst. No. 2001053034

0' 200' 400'
Scale: 1" = 200'

LEGEND

- ⊕ BRASS CAP MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- BOLT & WASHER - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- ORIGINAL LINE
- FENCE LINE
- (xxx.xx) DATA OF RECORD

Surveyor's Notation:
This survey was performed at the request of Jose Luis Duenas to divide the property as shown. Section control, block and lot corners were located and held as shown. The Southeast corner of Lot 1 was established by single proper monumentation. The Northwest corner of the block was then divided at the clients direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision (that this map is an accurate representation of said survey, and that I am a duly qualified and licensed Land Surveyor, Perpetuation Act, Idaho Code 55-1601 through 55-1612.



INDEX No. 564-23-3-1-0-03-56
INDEX No. 564-23-3-4-0-03-56

SURVEY FOR:

JOSE LUIS DUENAS

Drawn By: ZCL

Date: May 8, 2023

Surveyed By: ZCL

Job No. MR2323

Skinner
Land Survey

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607

Thomas J. Wellard, PLS
Rodney Clark, PE

May 15, 2023

Legal Description for
Jose Luis Duenas
Job No. MR2323

Parcel 1

This parcel is a portion of Lot 7, Block 22 of Roswell Park Fruit Tracts as recorded in Book 3 of Plats at Page 56 in the Office of the Recorder for Canyon County, Idaho, lying in Government Lot 3 of Section 23 in Township 5 North, Range 6 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

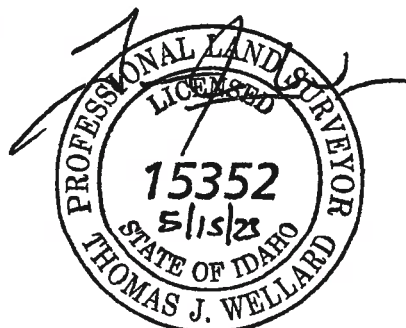
BEGINNING at the Northeast corner of Lot 7, Block 22, a found ½ inch diameter rebar;

thence South 1°01'45" West along the East boundary of Lot 7 a distance of 324.23 feet to the Southeast corner of Lot 7, a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North 89°15'26" West along the South boundary of Lot 7 a distance of 277.55 feet to a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North 00°59'30" East a distance of 324.04 feet to a point on the North boundary of Lot 7, a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence South 89°17'42" East along said North boundary a distance of 277.76 feet to the **POINT OF BEGINNING**, said parcel being 2.066 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

May 15, 2023

Legal Description for
Jose Luis Duenas
Job No. MR2323

Parcel 2

This parcel is a portion of Lot 7, Block 22 of Roswell Park Fruit Tracts as recorded in Book 3 of Plats at Page 56 in the Office of the Recorder for Canyon County, Idaho, lying in Government Lot 3 of Section 23 in Township 5 North, Range 6 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of Lot 7, Block 22, a found $\frac{1}{2}$ inch diameter rebar;

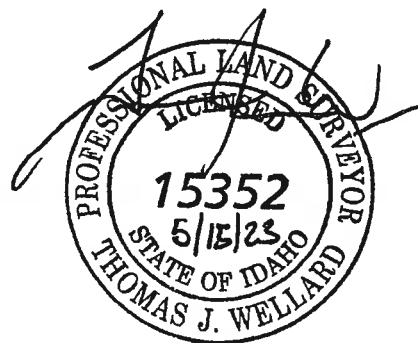
thence North $89^{\circ}17'42''$ West along the North boundary of Lot 7 a distance of 277.76 feet to the **TRUE POINT OF BEGINNING**, a $\frac{1}{2}$ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence South $00^{\circ}59'30''$ West a distance of 324.04 feet to a point on the South boundary of Lot 7, a $\frac{1}{2}$ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North $89^{\circ}15'26''$ West along said South boundary a distance of 277.55 feet to the Southwest corner of Lot 7, a $\frac{1}{2}$ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North $00^{\circ}57'15''$ East along the West boundary of Lot 7 a distance of 323.86 feet to the Northwest corner of Lot 7, a $\frac{1}{2}$ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence South $89^{\circ}17'42''$ East along the North boundary of Lot 7 a distance of 277.76 feet to the **TRUE POINT OF BEGINNING**, said parcel being 2.065 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

May 15, 2023

Legal Description for
Jose Luis Duenas
Job No. MR2323

Parcel 3

This parcel is a portion of Lot 8, Block 22 of Roswell Park Fruit Tracts as recorded in Book 3 of Plats at Page 56 in the Office of the Recorder for Canyon County, Idaho, lying in Government Lot 3 of Section 23 in Township 5 North, Range 6 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of Lot 8, Block 22, a found ½ inch diameter rebar;

thence South 89°17'42" East along the North boundary of Lot 8 a distance of 277.76 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence continuing South 89°17'42" East a distance of 277.76 feet to the Northeast corner of Lot 8, a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence South 00°57'15" West along the East boundary of Lot 8 a distance of 323.86 feet to the Southeast corner of Lot 8, a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North 89°15'26" West along the South boundary of Lot 8 a distance of 277.55 feet to a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North 00°54'59" East a distance of 323.67 feet to the **TRUE POINT OF BEGINNING**, said parcel being 2.064 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

May 15, 2023

Legal Description for
Jose Luis Duenas
Job No. MR2323

Parcel 4

This parcel is a portion of Lot 8, Block 22 of Roswell Park Fruit Tracts as recorded in Book 3 of Plats at Page 56 in the Office of the Recorder for Canyon County, Idaho, lying in Government Lot 3 of Section 23 in Township 5 North, Range 6 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

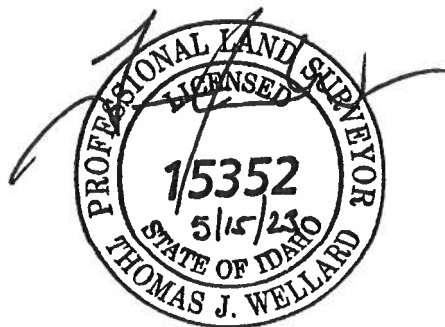
BEGINNING at the Northwest corner of Lot 8, Block 22, a found ½ inch diameter rebar;

thence South 89°17'42" East along the North boundary of Lot 8 a distance of 277.76 feet to a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence South 00°54'59" West a distance of 323.67 feet to a point on the South boundary of Lot 8, a ½ x 24 inch rebar set with plastic cap stamped P.L.S. 15352;

thence North 89°15'26" West along said South boundary a distance of 277.55 feet to the Southwest corner of Lot 8, a found ½ inch diameter rebar;

thence North 00°52'43" East along the West boundary of Lot 8 a distance of 323.49 feet to the **POINT OF BEGINNING**, said parcel being 2.063 acres more or less, and being subject to any and all easements and rights of way of record or implied.





Thomas J. Wellard, PLS
Rodney Clark, PE

May 15, 2023

Legal Description for
Jose Luis Duenas
Job No. MR2323

10.00 Foot Irrigation & Utility Easement

This easement lies in Lots 5 through 8, Block 22 of Roswell Park Fruit Tracts as recorded in Book 3 of Plats at Page 56 in the Office of the Recorder for Canyon County, Idaho, lying in Government Lot 3 of Section 23 in Township 5 North, Range 6 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of Lot 7, Block 22, a found ½ inch diameter rebar;

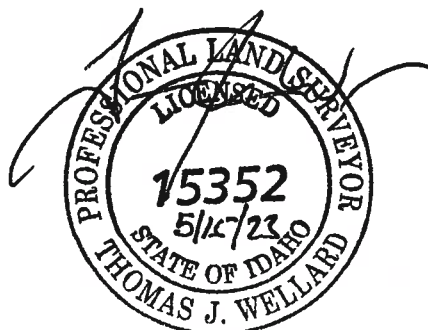
thence South 1°01'45" West along the East boundary of Lot 7 a distance of 5.00;

thence North 89°17'42" West, parallel with the North boundary of Lots 7 and 8, a distance of 1111.04 feet to a point on the West boundary of Lot 8;

thence North 00°52'43" East along the East boundaries of Lots 8 and 6 a distance of 10.00 feet;

thence South 89°17'42" East, parallel with the South boundary of Lots 6 and 5 a distance of 1111.07 feet to a point on the East boundary of Lot 5;

thence South 1°01'45" West along said East boundary a distance of 5.00 feet to the **POINT OF BEGINNING**, said easement being subject to any and all easements and rights of way of record or implied.



A

EASEMENT

THIS AGREEMENT made and entered into this 16th day of March, 2000, by and between ~~Lonnie Ray Maggard~~ and ~~Barbara N. Maggard~~ ^{Dennis D. Sorrell and LANEVA A. Sorrell} ~~Barbara N. Maggard~~, husband and wife, the party of the first part, and ~~Lonnie Ray Maggard~~ and ~~Barbara N. Maggard~~ ^{Jose Luis Duenas and Cynthia Duenas}, husband and wife, the party of the second part.

WHEREAS, the party of the first part, is record title owner of the following described real property located in Canyon County, Idaho, hereinafter known as the "Easement Property No. 1", and more particularly described as follows:

The South ³⁰~~40~~ feet of Lots ^{7 and 8}~~7 and 8~~, Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

WHEREAS, the party of the ~~first~~ ^{Second} part, is record title owner of the following described real property located in Canyon County, Idaho, hereinafter known as the "Easement Property No. 2", and more particularly described as follows:

~~The South 30 feet of Lots 7 and 8 and the North 30 feet of Lots 9 and 10, all in Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.~~

EASEMENT - 1

CAJ
SLD
D.S
LS

WHEREAS, the party of the second part is record title owner of the following described real property located in Canyon County, Idaho, hereinafter referred to as the "Benefitting Property No. 1", and more particularly described as follows:

~~lots 7 and 8~~ ^{lots 9 and 10,} ~~lot 12,~~ Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

WHEREAS, the party of the ^{first} ~~second~~ part is record title owner of the following described real property located in Canyon County, Idaho, hereinafter referred to as the "Benefitting Property No. 2", and more particularly described as follows:

^{and}
Lots 7, 8, ~~9 and 10,~~ Block 22, Roswell Park Fruit Tract, Parma, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats, Page 56, records of said County.

~~WHEREAS, the party of the first part is willing to grant to the party of the second party an Easement for ingress and egress, irrigation water, drainage and utilities to the Benefitting Properties over, under and across the Easement Properties.~~

NOW THEREFORE, for TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~the party of the first part, as owner of the Easement Properties grants to the party of the second part, as owner of the Benefitting Properties, Easements as follows:~~

EASEMENT - 2

AD
JLD
D.S. LS

The party of the first part, as owner of Easement Property No. 1, grants to the owner of Benefitting Property No. 1, an easement for ingress and egress, over and across Easement Property No. 1 and also an easement for irrigation water, drainage water and utilities. It is understood that the owner of Benefitting Property No. 1, their family, tenants, servants, employees, visitors and licensees may use the Easement for ingress and egress to Benefitting Property No. 1 for all purposes connected with the use and enjoyment of said property and for whatever purposes Benefitting Property No. 1 may from time to time be lawfully used for. The costs of ~~placement~~, repair and maintenance of the ingress/egress easement shall be paid ~~by the owner of Lot 12, Block 22, Roswell Park Fruit Tract, unless the owner of Lot 11, Block 22, Roswell Park Fruit Tract, also uses the ingress/egress easement, in which case, the costs of placement, repair and maintenance of the ingress/egress easement~~ shall be shared equally ^{7,8,9 and 10,} by the owners of Lots ~~11 and 12~~, Block 22, Roswell Park Fruit Tract. The owner of Benefitting Property No. 1 shall also have the right to enter on Easement Property No. 1 for the purpose of obtaining irrigation water and allowing for drainage water and for the purpose of maintenance, repair and replacement of the irrigation delivery and drainage system. The owner of Benefitting

EASEMENT - 3

CD
JLD
O.S. JS

Property No. 1 shall also have the right to enter on Easement Property No. 1 for the purpose of placing utility lines and for the purpose of maintenance, repair and replacement of said utility lines.

Second

The party of the ~~first~~, as owner of Easement Property No. 2, grants to the owner of Benefitting Property No. 2, an easement for ingress and egress, over and across Easement Property No. 2 and also an easement for irrigation water, drainage water and utilities. It is understood that the owner of Benefitting Property No. 2, their family, tenants, servants, employees, visitors and licensees may use the Easement for ingress and egress to Benefitting Property No. 2 for all purposes connected with the use and enjoyment of said property and for whatever purposes Benefitting Property No. 2 may from time to time be lawfully used for. The costs of ~~placement~~, repair and maintenance of the ingress/egress easement shall be paid equally by the ~~owners of~~ ^{parties of} ~~Benefitting Property No. 2.~~ ^{first and second part.} The owner of Benefitting Property No. 2 shall also have the right to enter on Easement Property No. 2 for the purpose of obtaining irrigation water and allowing for drainage water and for the purpose of maintenance, repair and replacement of the irrigation delivery system and drainage system. The owner of Benefitting Property No. 2 shall also have the right to enter on

EASEMENT - 4

CD
JLD
O.S. LS

Easement Property No. 2 for the purpose of placing utility lines and for the purpose of maintenance, repair and replacement of said utility lines.

These grants of easement shall be perpetual and shall be appurtenant to the Benefitting Properties and shall run with the land.

This Agreement shall bind the heirs, personal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF the parties have signed this Agreement the day and year first above written.

Dennis Sorrell

~~LONNIE RAY MAGGARD~~

Dennis D. Sorrell

Laneva A. Sorrell

~~BARBARA N. MAGGARD~~

Laneva A. Sorrell

Lonnie Ray Maggard

~~LONNIE RAY MAGGARD~~ JOSE LUIS DUENAS

~~Laneva A. Sorrell~~

Dennis D. Sorrell

Cynthia Duenas

~~BARBARA N. MAGGARD~~ LANEVA A. DUENAS

~~LANEVA A. SORRELL~~ Cynthia Duenas

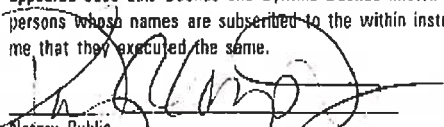
EASEMENT - 5

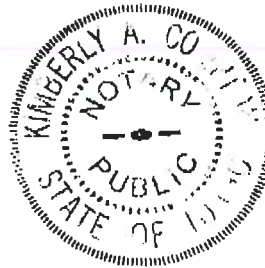
CD
JLD
OSLS

STATE OF IDAHO

COUNTY OF CANYON

On this 16th day of March in the year 2000, before me, a Notary Public, personally appeared Jose Luis Duenas and Cynthia Duenas known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

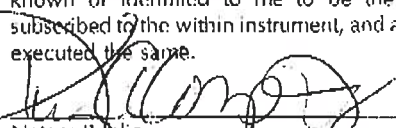

Notary Public
Residing at Wilder
My commission expires 1-27-05

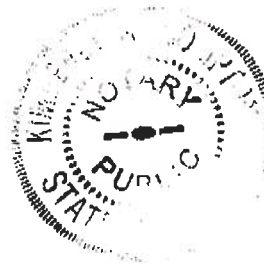


STATE OF IDAHO

COUNTY OF CANYON

On this 17th day of March in the year 2000, before me, a Notary Public, personally appeared Dennis D. Sorrell and LaNeva A. Sorrell known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public
Residing at Wilder
My commission expires 1-27-05



200009324

RECORDED

ON MAR 17 AM 11 28

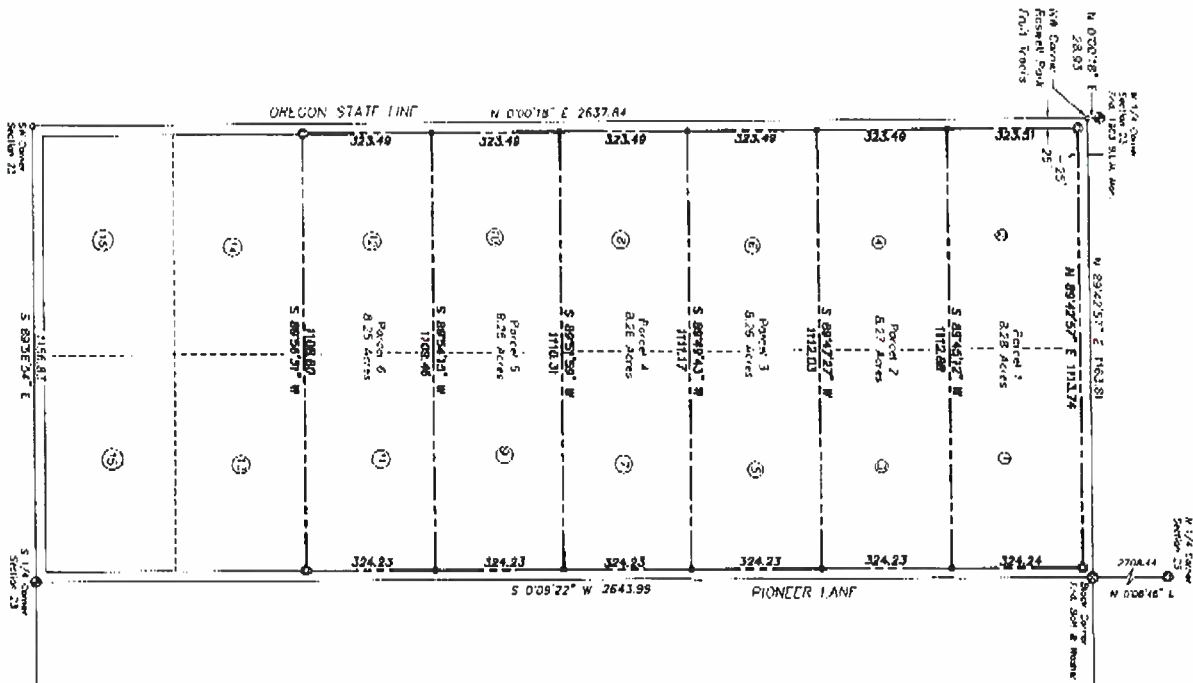
G. NOEL HALES

CANYON COUNTY RECORDER

BY 

REQUEST PIONEER - CALDWELL
TYPE/RECORD FEE 8.00

9942973



RECORD OF SURVEY
 G NOEL HALES
 BOISE CANYON, IDAHO
 CANYON COUNTY, IDAHO

99 OCT 28 PM 2 32

RECORDED

009942973



LEGEND

- BRASS CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" A 30" REBAR - SET
- 1/2" REBAR - FOUND
- 1/2" A 24" REBAR - SET
- PA NAIL & BRASS WASHER
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- N.C. MONUMENT CORNER
- DATA OF RECORD

CERTIFICATION

I, GREG L. SKINNER, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the General Registration Act, Idaho Code §§ 16-101 through 16-107.



DENNIS SORRELL

Skinner Land
 Survey Co., Inc.

INDEX No. 99-23-3-1-C-02-36
 SKINNER FOR
 Drawn By: JML
 Date: OCT. 19, 1998
 Scale:
 Job No. SE2499

200010140

RECORDED

00 MAR 24 AM 11 59

G NOEL HALES

CANYON CNTY RECORDER

BY

[Signature]

UNOFFICIAL COPY
INSTRUMENT NO. 200153034

QUITCLAIM DEED

FOR VALUE RECEIVED

CYNTHIA DUENAS, now known as
CYNTHIA MEJIA,

hereinafter called the first party, does by these presents remise, release and forever
QUITCLAIM unto

JOSE LUIS DUENAS,

whose current address is 26305 Pioneer Lane, Parma, Idaho 83660, hereinafter called the
second party, and to his heirs and assigns, all title which first party now has or may
hercafter acquire, in the following described real property, situated in Canyon County, State
of Idaho, to-wit:

SEE EXHIBIT A ATTACHED HERETO.

Together with all tenements, hereditaments and
appurtenances thereunto belonging.

IN WITNESS WHEREOF, the said first party has hereunto set her hand and seal.

Cynthia Duenas (Mejia)
CYNTHIA DUENAS nka
CYNTHIA MEJIA

STATE OF IDAHO)
COUNTY OF CANYON) SS:

On this 15th day of December, 2001, before me, a Notary Public for Idaho,
personally appeared CYNTHIA DUENAS, known or identified to me to be the person
whose name is subscribed to the within instrument, and acknowledged to me that she
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.



Shelly K. Brown
Notary Public for Idaho
Residing at: Ramona
My Commission Expires: 050305

JOSE LUIS DUENAS ♦ ROKER, P.A.
717 So. Kalamazoo Avenue, Suite 200, Caldwell, Idaho 83605

UNOFFICIAL COPY

EXHIBIT A

Lots 7 and 8, Block 22, ROSWELL PARK FRUIT TRACT, Canyon County, Idaho, according to the plat filed in Book 2 of Plats, Page 56, records of said County.

Lots 5 and 6, Block 22, ROSWELL PARK FRUIT TRACT, Canyon County, Idaho, according to the plat filed in Book 2 of Plats, Page 56, records of said County.

200153034

RECORDED

2001 DEC 17 PM 4 47

G NOEL HALES

CANYON COUNTY RECORDER

BY

Stephenson

REQUEST

Korah - Koter

TYPE

Good Fee

FEE

16.00

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.id

Planning Division Email: zoninginfo@canyoncounty.id

Receipt Number: 79500

Date: 6/16/2023

Date Created: 6/16/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jose Duenas Sanchez

Comments: AD2023-0063 & RD2023-0009

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Director's Decision without Notification to Property Owners - All Others	AD2023-0063	\$330.00	\$0.00	\$0.00
Planning - Multiple Director Decisions without Notification on Single Application	AD2023-0063	\$80.00	\$0.00	\$0.00

Sub Total: \$410.00

Sales Tax: \$0.00

Total Charges: \$410.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	486	\$410.00

Total Payments: \$410.00

ADJUSTMENTS

Receipt Balance: \$0.00

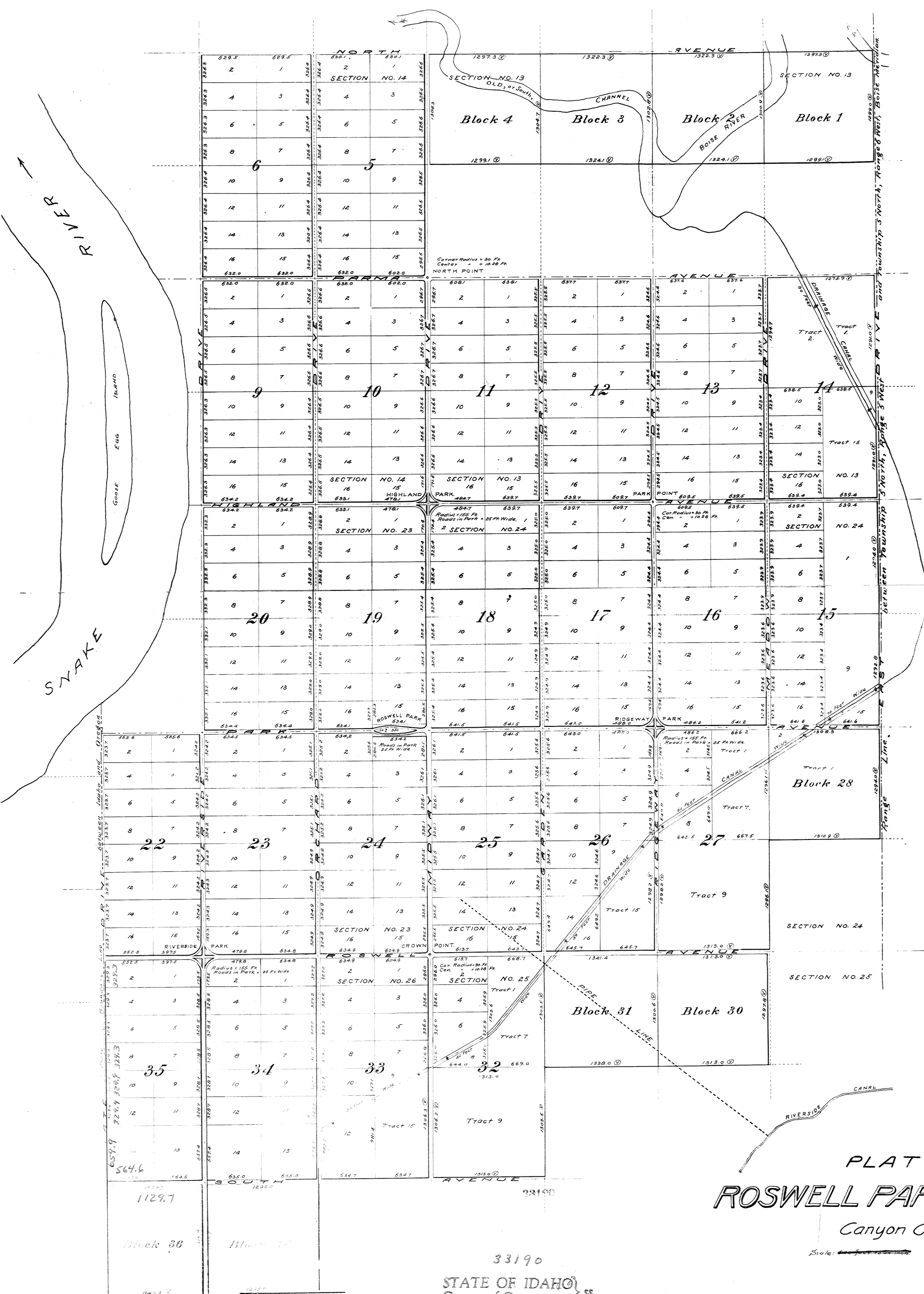
EXHIBIT VII

Roswell Park Fruit Tract

Board of County Commissioners

Case# RD2023-0009-APL

Hearing date: January 15, 2025



THE ROSWELL PARK FRUIT COMPANY, Limited, a Corporation organized under the Laws of Idaho, does hereby certify that it is the owner of the lands shown on the annexed plat, designated as ROSWELL PARK FRUIT TRACT, and described as follows:-
The N 1/2 of the N 1/2 of Sec. 13;
The E 1/2 of Sec. 14;
Lots 3 and 4, and the E 1/2 of Sec. 23;
The W 1/2, the N.E. 1/4, the W 1/2 of the S.E. 1/4, and the N.E. 1/4 of the S.E. 1/4 of Sec. 24;
The N.W. 1/4 of the N.E. 1/4, the W 1/2 of the N.W. 1/4, and the N.E. 1/4 of the N.W. 1/4 of Sec. 25;
And Lots 1, 2, and 3, the N.E. 1/4, and the N.W. 1/4 of the S.E. 1/4 of Sec. 26;
All in Township 5 North, of Range 6 West of the Boise Meridian:-
And does hereby certify that it has had the same surveyed and plotted as shown by the annexed plat, and does dedicate all Drives and Avenues shown thereon to Public use forever.
In Witness Whereof The ROSWELL PARK FRUIT COMPANY, Limited, by Resolution of its Board of Directors, has caused these presents to be subscribed by its Vice President, and its Secretary, and its Corporate Name and Seal to be hereunto affixed.

ROSWELL PARK FRUIT COMPANY, LTD.

J. B. Hurth Secretary
C. B. Hurth Vice President

STATE OF IDAHO, } S.S.
COUNTY OF ADA, }

On this 19th day of March A.D. 1910, before me, *Joseph R. Rasmussen*, a Notary Public in and for said County, personally appeared *C. B. Hurth*, known to me to be the Vice President of the Corporation that executed the foregoing instrument, and acknowledged that such Corporation did execute the same.
In Witness Whereof I have hereunto set my hand and seal the day and year last above written.

Joseph R. Rasmussen Notary Public

I hereby certify that I, *Arthur Milliken*, am a Licensed Surveyor for the State of Idaho, and that I am the Surveyor who surveyed the lands shown in the annexed plat, designated as THE ROSWELL PARK FRUIT TRACT, and I further certify that said plat correctly represents the survey as made by me, and that the lands included therein are correctly described in the above Certificate of Dedication.

Arthur Milliken Licensed Surveyor

Subscribed and sworn to before me this 10th day of March A.D. 1910.

J. E. Hennick Notary Public

PLAT OF THE
ROSWELL PARK FRUIT TRACT
Canyon County, Idaho. 56

Scale: 1" = 1000' Drives and Avenues - 50 feet wide.

33190
STATE OF IDAHO } S.S.
County of Canyon }
I hereby certify that this instrument was filed for record at the request of *Canyon Abstract And Trust Co. Ltd.*
May 16, 1910
at 45 minutes past 2 o'clock P.M.
in my office, and duly recorded in book
3 of Plats
at page 56
O. V. Badley
S. S. FOOTE,
Ex Officio Recorder
By *C. W. Whitin*, Deputy
Fee \$ 5.50

CERTIFICATE DEC 31 1960
I hereby Certify that this Duplicate Plat conforms to the Original Plat on file in the Records of Canyon County, Idaho.
M. V. Davenport
Canyon County Surveyor

THIS IS A REDUCED COPY
1" = 1000'

Madelyn Vander Veen

From: TRINITY JACKSON <[REDACTED]>
Sent: Tuesday, April 28, 2026 7:28 PM
To: Madelyn Vander Veen
Subject: [External] Re: Duenas Ln Appeal - RD2023-0009-APL

Good Evening,

I am responding to the appeal we submitted & the appeal our attorney submitted. Unfortunately, the lawyer we hired was busy and moved us to two different people. In the course of this happening there was a miscommunication between the attorneys, and what we were trying to accomplish; our original appeal defiantly had nothing to do on an agreement on picking our driveway name. If that would have been the issue we would have just worked with Mr. Duenas and picked a name. as I am sure he would let us choose any name in order to obtain our driveway for his new housing development. I think at this point our best choice would be to have a hearing to better understand where we are coming from and what we would like to propose. We understand that he can do as he chooses with his property and development, but we feel he should use his own land, not Matt Baldwin and our easement to make a driveway for each of his lots. From the beginning there never was a public notice put up nor a meeting for us to have an opportunity to state the importance to us of keeping our driveway a driveway.

We appreciate your consideration and concern in this matter.

Jeff and Trinity Jackson
26245 Pioneer Lane
Parma, ID. 83660
[REDACTED]

On Friday, April 24, 2026 at 04:47:05 PM MDT, Madelyn Vander Veen <madelyn.vanderveen@canyoncounty.id.gov> wrote:

Good afternoon,

I am contacting you regarding the appeal you submitted for Duenas Ln (RD2023-0009-APL). It's been quite some time so I wanted to see where you are at. I would love to finish out this case, whether it is with an agreement between Mr. Duenas and you or taking it to hearing. To my knowledge, the status of the case is that we are waiting for you both to sign the attached agreement which has been signed by Mr. Duenas. If you do not want to do that, we can either rework the agreement or schedule the case for hearing. Please let me know how you'd like to proceed. I'm happy to answer any questions you have.

Thanks,

Madelyn Vander Veen
GIS Analyst, [Canyon County Development Services](#)
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.